



## CITY OF ALAMEDA • CALIFORNIA

SPECIAL MEETING OF THE CITY COUNCIL  
TUESDAY - - - SEPTEMBER 20, 2005 - - - 6:20 P.M.

Time: Tuesday, September 20, 2005, 6:20 p.m.

Place: **City Council Chambers Conference Room**, City Hall, corner  
of Santa Clara Avenue and Oak Street.

Agenda:

1. Roll Call.
2. Public Comment on Agenda Items Only.

Anyone wishing to address the Council on agenda items only,  
may speak for a maximum of 3 minutes per item.

3. Adjournment to Closed Session to consider:

3-A. CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiator: Craig Jory.

Employee Organizations: International Brotherhood of  
Electrical Workers and Management  
and Confidential Employees  
Association.

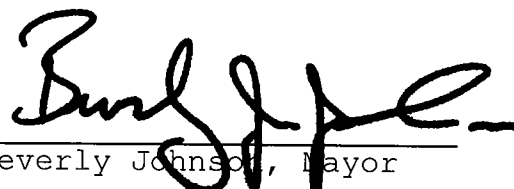
3-B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (b)  
of Section 54956.9

Number of cases: One.

4. Announcement of Action Taken in Closed Session, if any.

Adjournment

  
Beverly Johnson, Mayor

**AGENDA**  
**Special Meeting of the Governing Body of the**  
**Alameda Reuse and Redevelopment Authority**

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**Alameda City Hall**  
**Council Chamber, Room 390**  
**2263 Santa Clara Avenue**  
**Alameda, CA 94501**

**Tuesday, September 20, 2005**  
**Meeting will begin at 7:25 p.m.**

- 1. ROLL CALL**
- 2. CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Board or a member of the public.

- 2-A. Recommendation to Approve the Fourth Amended Joint Exercise of Powers Agreement between the City of Alameda and East Bay Municipal Utility District.**
- 3. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**  
(Any person may address the governing body in regard to any matter over which the governing body has jurisdiction that is not on the agenda.)
- 4. COMMUNICATIONS FROM THE GOVERNING BODY**
- 5. ADJOURNMENT**

**This meeting will be cablecast live on channel 15.**

Notes:

- Sign language interpreters will be available on request. Please contact the ARRA Secretary, Irma Glidden at 749-5800 at least 72 hours before the meeting to request an interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audio tapes of the meeting are available for review at the ARRA offices upon request.



## CITY OF ALAMEDA • CALIFORNIA

### IF YOU WISH TO ADDRESS THE COMMISSION:

1. Please file a speaker's slip with the Deputy City Clerk and upon recognition by the Chair, approach the podium and state your name; speakers are limited to three (3) minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstration are prohibited during Commission meetings.

### SPECIAL MEETING OF THE COMMUNITY IMPROVEMENT COMMISSION TUESDAY - - - SEPTEMBER 20, 2005 - - - 7:27 P.M.

Location: **City Council Chambers**, City Hall, corner of Santa Clara Avenue and Oak Street.

#### Public Participation

Anyone wishing to address the Commission on agenda items or business introduced by the Commission may speak for a maximum of 3 minutes per agenda item when the subject is before the Commission. Please file a speaker's slip with the Deputy City Clerk if you wish to speak on an agenda item.

#### ROLL CALL

#### CONSENT CALENDAR

- 1-A. Minutes of the Special Community Improvement Commission meetings of August 16, 2005. (City Clerk)
- 1-B. Recommendation to approve a Contract with LPA, Inc. in an amount not to exceed \$148,500 to provide design development, construction documents, coordination with the Department of the State Architect, bid negotiations and construction administration services for development of the Alameda Recreation and Parks Department 4-acre community park at Bayport. (Development Services)

#### AGENDA ITEMS

None.

#### ADJOURNMENT

Beverly Johnson, Chair  
Community Improvement Commission



## CITY OF ALAMEDA • CALIFORNIA

### IF YOU WISH TO ADDRESS THE COUNCIL:

1. Please file a speaker's slip with the Deputy City Clerk and upon recognition by the Mayor, approach the podium and state your name; speakers are limited to three (3) minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstration are prohibited during Council meetings.

AGENDA - - - - - REGULAR MEETING OF THE CITY COUNCIL  
TUESDAY - - - - SEPTEMBER 20, 2005 - - - - 7:30 P.M.

[Note: Regular Council Meeting convenes at 7:30 p.m., **City Hall, Council Chambers, corner of Santa Clara Ave and Oak St.**]

The Order of Business for City Council Meeting is as follows:

1. Roll Call
2. Agenda Changes
3. Proclamations, Special Orders of the Day and Announcements
4. Consent Calendar
5. Agenda Items
6. Oral Communications, Non-Agenda (Public Comment)
7. Council Communications (Communications from Council)
8. Adjournment

### Public Participation

Anyone wishing to address the Council on agenda items or business introduced by Councilmembers may speak for a maximum of 3 minutes per agenda item when the subject is before Council. Please file a speaker's slip with the Deputy City Clerk if you wish to address the City Council.

SPECIAL MEETING OF THE CITY COUNCIL 6:20 P.M.  
CITY COUNCIL CHAMBERS CONFERENCE ROOM  
Separate Agenda (Closed Session)

SPECIAL MEETING OF THE ALAMEDA REUSE AND 7:25 P.M.  
REDEVELOPMENT AUTHORITY, CITY COUNCIL CHAMBERS  
Separate Agenda

SPECIAL MEETING OF THE COMMUNITY IMPROVEMENT 7:27 P.M.  
COMMISSION, CITY COUNCIL CHAMBERS  
Separate Agenda

1. ROLL CALL - City Council
2. AGENDA CHANGES
3. PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS
- 3-A. Proclamation declaring October 2005 as United Nations Month.
- 3-B. Proclamation declaring September 18-24 as Pollution Prevention Week in Alameda.
4. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Council or a member of the public.

- 4-A. Minutes of the Special and Regular City Council meetings held on September 6, 2005. (City Clerk)
- 4-B. Bills for ratification. (Finance)
- 4-C. Recommendation to accept the Quarterly Financial Report for the Period Ending June 30, 2005 (Year-end). (Finance)
- 4-D. Recommendation to adopt Specifications and authorize Call for Bids for three marked police vehicles. (Police)
- 4-E. Recommendation to reject the Bids, adopt the modified Specifications, and authorize a second Call for Bids for Cyclic Sewer Repair Project Phase 4, No. P.W. 05-03-11. (Public Works)
- 4-F. Recommendation to amend the Construction Contract with Ghilotti Brothers by increasing the contingency amount by \$120,000 for the Park Street Streetscape and Town Center Project, No. P.W. 10-02-13. (Public Works)
- 4-G. Recommendation to approve a Subdivision Improvement Agreement with FOCIL-BP, LLC, and
  - Adoption of Resolution Approving Final Map and Accepting Certain Dedications and Offers of Dedication and Easement Vacations for Tract 7512 (Bayport). (Development Services)
- 4-H. Adoption of Resolution Approving Parcel Map and Accepting Dedication of Easements for Parcel Map No. 8725 (Bridgeside Shopping Center). (Public Works)

- 4-I. Adoption of Resolution Amending the Management and Confidential Employees Association Salary Schedule by Establishing the Salary Range for the Position of Sales and Services Supervisor and Amending the Salary Range for the Position of Information Systems Network Analyst. (Human Resources)

5. REGULAR AGENDA ITEMS

- 5-A. Adoption of Resolution Commending William C. Norton for His Services as Acting City Manager.

- 5-B. • Adoption of Resolution Reappointing Karen Lee as a Member of the Public Art Commission;

- Adoption of Resolution Reappointing K. C. Rosenberg as a Member of the Public Art Commission; and

- Adoption of Resolution Appointing Terri Bertero Ogden as a Member of the Recreation and Park Commission.

- 5-C. Final Passage of Ordinance Amending the Alameda Municipal Code Chapter XIII (Building and Housing) by Repealing Article I, Section 13.4 (Alameda Electrical Code) in Its Entirety and Adding a New Article I, Section 13.4 (Alameda Electrical Code) to Adopt the 2004 California Electrical Code and Approve Certain Amendments Thereto. (Planning and Building)

- 5-D. Recommendation to authorize the submission of an application with the California Film Commission to enable City participation in the Film Liaisons In California, Statewide (FLICS) Program; and

- Adoption of Resolution Establishing the Alameda Film Commission and Granting It the Formal Designation to Serve as Its Film Liaison In California, Statewide (FLICS) with the California Film Commission. (Development Services)

- 5-E. Transmittal of Task Force report concerning strategies to prevent mass termination of tenancies from large apartment complexes and to create additional affordable housing opportunities. (City Manager)

6. ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)

Any person may address the Council in regard to any matter over which the Council has jurisdiction or of which it may take cognizance, that is not on the agenda.

7. COUNCIL COMMUNICATIONS (Communications from Council)

- 7-A. Consideration of Mayor's nominations for appointment to the Civil Service Board, Economic Development Commission, Historical Advisory Board, Housing and Building Code Hearing and Appeals Board, and Recreation and Park Commission.

8. ADJOURNMENT

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- For use in preparing the Official Record, speakers reading a written statement are invited to submit a copy to the City Clerk at the meeting or e-mail to: [lweisige@ci.alameda.ca.us](mailto:lweisige@ci.alameda.ca.us)
- Sign language interpreters will be available on request. Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 72 hours prior to the Meeting to request an interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 747-4800 or TDD number 522-7538 either prior to, or at, the Council Meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Minutes of the meeting available in enlarged print.
- Audio Tapes of the meeting are available upon request.
- Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.



HARBOR  
BAY

CITY OF ALAMEDA  
CITY CLERKS OFFICE  
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DISTRIBUTION: \_\_\_\_\_

September 12, 2005 \_\_\_\_\_

Mayor Beverly Johnson and  
Honorable Members of the Alameda City Council  
City of Alameda City Hall  
2263 Santa Clara Avenue – Room 320  
Alameda, CA 94501

Re: Harbor Bay Village Six

Dear Mayor and Honorable City Council Members:

We understand that the City Council has a number of concerns about the Harbor Bay Village Six development and how it relates to the Development Agreement that the Harbor Bay developers have with the City. The purpose of this letter is to address these concerns in one place in a coherent way in order to assist you in your deliberations. We want to clarify our position on these issues to avoid confusion or misunderstandings.

The acknowledgment by the City Council that the Development Agreement between Harbor Bay and the City covers the Village Six residential development is the critical threshold issue that must be addressed before the public hearing process goes forward. This is a legal matter and one that should not be determined on the merits of the project itself. As we have explained to City staff, it is not appropriate for the City or Harbor Bay to spend time and money processing our applications for the General Plan Amendment, rezoning, and environmental review without a clear understanding that the 1989 Development Agreement is applicable to this project area; and that the Development Agreement's exemptions from subsequently enacted City ordinances and from new exactions applies to our proposed project. Our position is that the Village Six residential development project, which is part of the buildout of Harbor Bay, is "grandfathered" by the Development Agreement and is exempt from the City's recently enacted Inclusionary Housing Ordinance. Over the years, we have honored and fulfilled our obligations under the Development Agreement, and we expect the City to do the same.

In our applications package, we outlined a number of economic benefits to the City that would result from our proposed residential development compared to developing the site with a high school and athletic fields or with commercial buildings. In the course of preliminary review sessions, we have informed City staff that as a good corporate citizen, we are willing to make additional contributions that will benefit the City - - \$1,000,000 to assist the City with its programs to provide affordable housing in other locations in the City, and a \$500,000 contribution to fund road improvements on North Loop Road and Harbor Bay Parkway.

Re: Item #3-D  
09-20-05 Closed Session



September 12, 2005

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We want to assure the City Council that we are not trying to bypass the Planning Board review and the public hearings process. We acknowledge that our initial applications for a General Plan Amendment, rezoning, and for environmental review will receive full scrutiny in the public hearings before the Planning Board and the City Council. The subsequent applications for Planned Development, Design Review, and Subdivision Map will also receive full review in the public hearings that will follow in due course. Any and all concerns about the capacity of the site to handle the number of units proposed, compatibility with surrounding existing uses, traffic, airport-related noise exposures, and other land use planning and environmental issues will be fully addressed during the applications review process.

Residential development is the highest and best use of this property. Residential use responds favorably to policies in the City's recently updated Housing Element. It also responds very favorably to the State of California's emerging, powerful policies to provide more housing for California's growing economy and population. The Governor's "Go California" legislative package, SB 1024, and SB 836 all speak to the need to create housing close to transportation centers, and to limit suburban sprawl by concentrating on infill urban sites. These bills when enacted will provide incentives for developing new housing close to public transportation centers. The 12 vacant acres along North Loop Road are an urban infill site located within walking distance of a public transportation hub, the Alameda Harbor Bay Ferry Terminal. The development will be marketed to people who will use the ferry service at a time when the ferry service is struggling for ridership, and the City is struggling to retain the ferry service's public subsidy funding provided through MTC.

In order to process the applications for Village Six in an orderly way, we have accomplished a number of milestones before beginning the formal public hearing process with the Alameda Planning Board:

- Traffic Reports have been prepared by Abrams and Associates and submitted to the City that show that the residential development would generate substantially less traffic than if the site were developed with commercial uses, and that the proposed project will not have any significant adverse impacts on the capacity of roads or intersections on Bay Farm Island, on the main Island of Alameda, or in the neighboring City of Oakland.
- The Federal Aviation Administration (FAA) has approved the residential project as a preferable use of the land than private schools from an aviation perspective.
- Staff of the Port of Oakland has agreed with Harbor Bay that with the mitigation measures incorporated into the project, the Village Six development is acceptable,

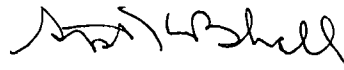
September 12, 2005  
Page 3

is preferable to schools, and that the demarcation line between residential and commercial use on Bay Farm Island can be adjusted to incorporate the project.

- The Board of the Harbor Bay Business Park Association voted unanimously to recommend that the Business Park owners approve an Amendment to the Business Park CC&Rs to de-annex the 12 acres of land from the Business Park so that the residential project can go forward; and the owners have approved that Amendment.
- SRM Associates and Pacific Coast Capital Partners, the developers of the Waterfront properties (the former Lucent Campus) and most of the vacant land in the Business Park, have agreed with Harbor Bay that with the mitigation measures incorporated into the project, residential use of the 12 acres along North Loop Road is compatible with present and future commercial uses in the Business Park.

We hope that the points we raise in this letter will help the City Council finalize its determination on the threshold legal issue that the Development Agreement covers our proposed Village Six residential development so that we can move forward with the environmental review and the public hearings on the merits of our applications.

Very truly yours,

A handwritten signature in black ink, appearing to read "Stephen K. Brimhall", written in a cursive style.

Stephen K. Brimhall

# **CITY OF ALAMEDA**

## **MEMORANDUM**

Date: September 13, 2005

To: Honorable Chair and Members of the  
Alameda Reuse and Redevelopment Authority

From: Debra Kurita  
Executive Director

Re: Recommendation to Approve the Fourth Amended Joint Exercise of Powers Agreement  
between the City of Alameda and East Bay Municipal Utility District

### **BACKGROUND**

On May 2, 1997, the City entered into a Joint Exercise of Powers Agreement with East Bay Municipal Utility District (EBMUD) for the operation and maintenance of the water distribution facilities at Alameda Point. This Agreement was amended on October 1, 1999, October 2, 2001 and October 1, 2003 to authorize EBMUD to continue to operate and maintain the water distribution facilities at Alameda Point. The current Agreement expires September 30, 2005. The new Amendment extends the terms of the Agreement to September 30, 2008 and allows for an additional two-year extension.

### **DISCUSSION**

Since 1997, East Bay Municipal Utility District (EBMUD) has operated and maintained the water distribution facilities at Alameda Point for the City through a Joint Exercise of Powers Agreement. The City compensates EBMUD for all associated costs, but requires City approval for any general operations or emergency work that exceeds a specified dollar amount. The Fourth Amended Agreement will enable EBMUD to continue to operate and maintain the Alameda Point water distribution facilities for the City until September 30, 2008 and allows for an additional two-year extension. The Amendment also increases the maximum allowance for routine operations from \$5,000 to \$6,000 per month and for emergency work from \$20,000 to \$25,000 per event. Both parties are agreeable to the terms and conditions of the Joint Exercise of Powers Agreement. A copy of the Agreement is on file in the City Clerk's Office.

### **BUDGET CONSIDERATION/FINANCIAL IMPACT**

There is no impact to the General Fund. This work is funded by Alameda Point Lease Revenues and is included in the adopted 2005/2006 budget. The City will compensate EBMUD for its actual costs to perform operations, maintenance and related services. The maximum allowance for routine operations and maintenance services may not exceed \$6,000 per month with prior City authorization.

**Report 2-A**  
**9-20-05**

Emergency services may not exceed \$25,000 per emergency repair event, without prior City verbal approval (verified in writing within 24 hours). The estimated annual cost for this work is \$115,000.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

RECOMMENDATION

It is recommended that the ARRA Governing Board approve the Fourth Amended Joint Exercise of Powers Agreement between the City of Alameda and East Bay Municipal Utility District.

Respectfully submitted,



Matthew T. Naclerio  
Public Works Director

MTN:gc

cc: Ted Lam, Maintenance Superintendent, EBMUD  
Nanette Banks, Development Services Department

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**UNAPPROVED MINUTES**

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY - - - AUGUST 16, 2005 - - - 6:45 P.M.

Chair Johnson convened the Special Meeting at 6:55 p.m.

Roll Call - Present: Commissioners Daysog, deHaan, Gilmore,  
Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(05- ) Conference with Real Property Negotiators - Property:  
Fleet Industrial Supply Center; Negotiating parties: Catellus  
Limited Operating Partnership and Community Improvement Commission;  
Under negotiation: Price and terms.

Following the Closed Session, the Special Meeting was reconvened  
and Chair Johnson announced that the Commission gave direction to  
the Real Property negotiators and no action was taken.

Adjournment

There being no further business, Chair Johnson adjourned the  
Special Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary, Community Improvement  
Commission

The agenda for this meeting was posted in accordance with the Brown  
Act.

**UNAPPROVED MINUTES**

MINUTES OF THE SPECIAL COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY- -AUGUST 16, 2005- -7:35 P.M.

Chair Johnson convened the Special Meeting at 2:40 a.m., August 17, 2005.

ROLL CALL - Present: Commissioners Daysog, deHaan, Gilmore, Matarrese, and Chair Johnson - 5.

Absent: None.

CONSENT CALENDAR

Chair Johnson announced that the Resolution Authorizing the Executive Director to Execute a Fourth Amendment to the DDA [paragraph no. 05-\_\_\_\_\_] was removed from the Consent Calendar for discussion.

Commissioner Matarrese moved approval of the remainder of the Consent Calendar.

Commissioner Gilmore seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*05-\_\_\_\_) Minutes of the Special Joint City Council, Community Improvement Commission (CIC), Alameda Reuse and Redevelopment Authority, and Housing Authority Board of Commissioners Meeting, and the Special CIC Meeting of August 2, 2005. Approved.

(\*05-\_\_\_\_) Recommendation to approve a Contract with Cooper Pugged Management, Inc./The Allen Group, LLC for Construction Management Services for rehabilitation of the Historic Alameda Theater Project and proposed Civic Center Parking Garage for \$1,114,436. Accepted.

(05-\_\_\_\_) Resolution No. 05-138, "Authorizing the Executive Director to Execute a Fourth Amendment to the Disposition and Development Agreement (DDA) by and Between the Community Improvement Commission and Catellus Limited Operating Partnership (Developer) Which Would Extend the Expiration Term by One Year From June 2007 to June 2008 in Order to Allow the Developer to Explore a Change from Commercial Office/Research and Development Land to a Mixed-Use Retail/Residential Land Use at the Former U.S. Navy Fleet Industrial Supply Center (FISC) Property." Adopted.

Commissioner Matarrese inquired whether adoption of the resolution would allow Catellus to explore a change in the current DDA.

The Development Services Director responded that the amendment would allow Catellus to explore re-entitlement of the existing property.

Commissioner Matarrese inquired whether there would be a public process that would allow people to comment, to which the Development Services Director responded in the affirmative.

Commissioner Matarrese stated that he wanted people to be aware that the matter would be publicly noticed and that Catellus would be given a year to provide more information.

Commissioner Matarrese moved adoption of the resolution.

Commissioner Gilmore seconded the motion, which carried by the following voice vote: Ayes: Commissioners Daysog, Gilmore, Matarrese, and Chair Johnson - 4. Abstentions: Commissioner deHaan - 1.

#### AGENDA ITEMS

None.

#### ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 2:45 a.m.

Respectfully submitted,

Lara Weisiger  
Secretary, Community Improvement  
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

# CITY OF ALAMEDA

## Memorandum

To: Honorable Chair and Members  
of the Community Improvement Commission

From: Debra Kurita  
Executive Director

Date: August 16, 2005

Re: Recommendation that the Community Improvement Commission Approve a Contract with LPA, Inc. in an amount not to exceed \$148,500 to Provide Design Development, Construction Documents, Coordination with the Department of the State Architect, Bid Negotiations and Construction Administration Services for Development of the Alameda Recreation and Parks Department 4-acre Park at Bayport

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### **BACKGROUND**

The new Bayport neighborhood is the first new development to be built on the former U.S. Navy East Housing and Fleet Industrial Supply Center ("FISC") property acquired by the City in 2000. The Bayport residential project includes 437 market-rate single-family homes, 58 below market duet townhouses and 91 units of low and very low-income affordable rental housing. In addition, a new 7-acre, K-8 School ("School") and 4-acre community park ("Park") will complement the new Bayport neighborhood.

The new School and Park are being developed by the Alameda Unified School District ("AUSD") and the City of Alameda's Recreation and Parks Department ("ARPD") respectively, under a Joint Use Agreement that was executed in January 2005 ("Agreement"). Construction of the School is currently underway. Schematic design of the adjoining Park and community building (which will be located on AUSD School site) is complete and has been reviewed and approved by the City's Recreation and Parks Commission with input from its Field Advisory Committee in July 2005. Both the School and Park are scheduled to open in September 2006.

In 2003, AUSD and ARPD retained LPA Sacramento, Inc. (Architects, Planners and Landscape Architects) to prepare a joint use, site-wide Master Plan, which was developed through a community involvement process. The fee for this initial scope of work was \$9,000. ARPD has also retained LPA for the completion of schematic design for both the Park and community building under another professional service contract for \$16,000. As a result, the total amount paid to LPA to date is \$25,000.

The proposed contract will authorize LPA to complete design development, including construction documents, bid negotiations, and construction administration for the Park and community building. The not to exceed contract amount is \$135,000, plus reimbursables of up to \$13,500, or \$148,500.

**Report 1-B**

**9-20-05**



## **DISCUSSION**

The existing Joint Use Agreement between AUSD and ARPD identifies the parties' respective rights, duties and obligations regarding construction, as well as the use and maintenance of various improvements to be constructed on the 7-acres of land owned by AUSD and 4-acres of land owned by ARPD. Improvements to be constructed on the AUSD 7-acre site include new facilities for the proposed K-8 school and the ARPD community building. Improvements to be constructed on the ARPD 4-acre site include a youth play area, little league baseball fields and a championship soccer field.

As provided for in the Agreement, AUSD will lease to the ARPD up to 2,000 square feet of the school site, at no cost, for a term of fifty years. The ARPD will construct and operate a community building on the site. The community building will be used to support ARPD programs and will also be available to the community for eligible rental activities. Hours of operation and use of the Park, School, community building and parking lot by AUSD or ARPD are specified in the Agreement.

In 2003, AUSD solicited architecture firms through an openly advertised, competitive Request For Qualifications process. The major selection criteria included: 1) Experience in the design and construction administration of public educational facilities, 2) Experience in working with the Office of the State Architect, 3) The firm's ability to provide a full scope of services within budget, and 4) Fee for the proposed scope. The AUSD screening and selection committee included a representative from ARPD and the City's Public Works Department. Each member of the committee individually ranked respondents to the Request For Qualifications. After references were checked, LPA Sacramento, Inc. was selected by AUSD as the most qualified firm with the lowest fee for services.

Based on the selection process used by AUSD, participation by the City, and qualifications of the firm selected, staff is recommending that LPA be used to proceed with design development, construction documents, bid negotiations and construction administration of the Park and community building. Given the importance of the design coordination between the School and community building and the required consultation with the Office of the State Architect for school facilities, it is cost-effective to continue working with the current project architect. The scope of work under the proposed LPA contract includes the completion of design development, construction documents, and coordination with the Department of State Architect process, bid negotiations and construction administration.

## **BUDGET CONSIDERATION/FINANCIAL IMPACT**

This contract for professional services will not require any supplemental appropriations or have any fiscal impact on the City's General Fund. The total development cost for design and construction of the Park and community building is included in the Catellus / Bayport Project Budget approved by the CIC and City Council in April 2005. The Park and community building project budget in the amount of \$1,571,400 will be funded by Project

Revenues generated from the Catellus / Bayport Project. Maintenance of the 4-acre park will be paid for from funds collected from Bayport residents in the form of a "Supplemental Community Facilities District Special Tax". Maintenance of the 4-acre Park has been budgeted at \$114,000.00 per year with an allowance for inflation tied to the consumer price index.

### **MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE**

This action does not affect the Municipal Code. The CIC contract with LPA, Inc. is in conformance with the City Council Resolution No. 13643 Establishing a Policy of Fiscal Neutrality Regarding Development at the Fleet Industrial Supply Center/East Housing And Alameda Point.

### **ENVIRONMENTAL REVIEW**

The new Park and School were included in the original environmental review for the Catellus Mixed-Use Project. No additional CEQA review is required.

### **RECOMMENDATION**

Authorize the Executive Director of the CIC to execute a Contract with LPA, Inc., not to exceed \$148,500, for the purposes of providing design development, construction documents, coordination with the Department of the State Architect, bid negotiations and construction administration services for development of the Alameda Recreation and Parks Department 4-acre park and community building at Bayport.

Respectfully submitted,

  
Leslie Little  
Development Services Director

  
By: Doug Cole  
Redevelopment Manager

DK/LAL/DC: dc

Attachments:

- 1) Executed Joint-Use Agreement
- 2) Joint-Use Park and School Master Plan Concept
- 3) K-8 School Master Plan Concept
- 4) Schematic Park Landscape Plan
- 5) Schematic Community Building Floor Plan and Exterior Elevation
- 6) LPA Consultant Agreement (on file with the City Clerk's Office)

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**AGREEMENT BY AND BETWEEN THE ALAMEDA UNIFIED SCHOOL DISTRICT  
AND THE CITY OF ALAMEDA RECREATION AND PARKS DEPARTMENT FOR THE  
USE AND DEVELOPMENT OF REAL PROPERTY**

This Agreement, made and entered into this 5<sup>th</sup> day of JAN, <sup>2006</sup>~~2004~~ by and between the Alameda Unified School District (hereinafter known as "School District") of Alameda County, State of California, and the City of Alameda (hereinafter known as "City") of the City of Alameda, a Charter City and Municipal Corporation.

**RECITALS**

**WHEREAS**, Chapter 10 of Part 7 of Title 1 of the Education Code of the State of California authorized and empowers public school districts and other public agencies to cooperate with each other and to that end enter into agreements with each other for the purpose of organizing, promoting, and conducting programs of community recreation, establish systems of playgrounds and recreation, and acquire, construction, improve, maintain and operate recreation centers as provided in Education Code § 10902; and

**WHEREAS**, it is in the public interest that the recreational and educational facilities of public agencies be put to the fullest possible use; and

**WHEREAS**, the School District intends to construct a new K-8 school on seven (7) acres of land it owns, or intends to acquire, within the Bayport Development site; and

**WHEREAS**, the City intends to develop a park on four (4) acres of land its owns, or intends to acquire, adjacent to the proposed seven (7) acre school site within the Bayport Development site; and

**WHEREAS**, the City and the School District desire to establish a basis for the cooperative use the new K-8 school in the Bayport Development site and the adjacent park site.

**WHEREAS**, the City and the School District desire to set forth their respective rights duties and obligations with respect to the construction, use and maintenance of the various improvements to be constructed on the new K-8 school and adjacent park site.

**NOW, THEREFORE, IN CONSIDERATION** of the mutual covenants and conditions contained in this Agreement, School District and City agree as follows:

**1. Park Site**

Concurrent with School District's acquisition of the above-referenced school site, City has acquired title to and intends to construct, at its sole cost, a four (4) acre park site (hereinafter known as "Park Site"), as specifically described in Exhibit "A" attached hereto and incorporated herein by this reference. Facilities within the Park Site shall be segregated into two separate areas. One area shall contain various play grounds, picnic area and restroom facilities and shall be no larger than one (1) acre in area (the "Play Ground and Restroom Area". The remaining land area of the park shall

contain one or more playing fields ("Play Field Area"). In addition, the Park Site shall contain a minimum of 35 parking spaces ("Park Site Parking").

**2. School Site**

On the School Site, School District intends to construct, at its sole cost, various educational facilities ("Educational Buildings"), school grounds consisting of an asphalt play area on no less than 20,000 square feet containing at least two basketball courts and a variety of pavement games and also including fencing ("School Grounds Area"), and a multi-purpose building ("Multi-purpose Building") and a minimum of 40 parking spaces adjacent to the Park Site Parking ("School Parking") specifically described in Exhibit "B" attached.

**3. Community Building**

The School District agrees to lease the City two thousand (2,000) square feet of the School Site, for no cost, for a term of fifty (50) years for the purpose of enabling the City to construct, at its sole cost, and operate a Community Building (the "Community Building Leased Area"). The School District has the absolute discretion to identify the location of the Community Building Leased Area on the School Site.

**4. City Maintenance Obligations**

City agrees to maintain and provide utility service to the Park Site and Community Building, and Community Building Leased Area at a level of maintenance consistent with other City parks and facilities.

**5. School District Maintenance Obligations**

School District agrees to maintain and provide utility service to the School Grounds Area, the Multi-purpose Building and both the Park Site Parking and the School Parking at a level of maintenance consistent with other School District school sites, buildings and parking lots.

**6. Park Site Use**

For the term of this Agreement, this section 6 shall govern the use of the park site.

**a. During School Hours**

The City shall grant the School District an non-exclusive license for the priority use of the Play Field Area and Park Site Parking from the hours of 7:30 a.m. to 3:30 p.m. on days when the new K-8 school is open for regular instruction ("School Hours") except that the City may, upon five (5) days prior notice, exclude the School District from the Play Field Area for park maintenance operational needs and City sponsored services such as health and safety programs, emergency services exercises and related services. The Play Ground and Restroom Area will remain open to the public at all time the park site is open for any type use.

City shall retain the exclusive right to schedule all use of the Park Site during School Hours. However, during School Hours, the School District shall have the first right to reserve the Play Field Area for its exclusive use for physical education programs, class recess activities or other programmed school activities. The School

District may notify the City of its intended use of the Play Field Area up to twelve months and at least twenty-four (24) hours in advance of its intended use. The City shall have the right to schedule the use of the Play Field Area no earlier than three (3) months in advance and the public shall have the right to schedule the use of the Playing Field Area no earlier than one (1) month in advance. So long as there is no prior scheduled use of the Play Field Area, the School District shall have the right to reserve the Play Field Area for its use.

b. Non-School Hours

City shall retain the exclusive right to schedule all use of the Park Site during the periods before 7:30 a.m. and after 3:30 p.m. on days when the new K-8 school is open for session and all day long on weekends and school holidays, (the times when the School District does not have priority use) (Non-School Hours). However, during Non-School Hours the City shall give first priority to request for use of the Park Site to City sponsored programs, second priority to requests for use by the School District and thereafter to requests by the public. School District may apply for priority use up to a maximum of six (6) months prior to the desired date of use. The general public will have the right to schedule use of the site up to a maximum of three (3) months prior to the desired date of use. Previously scheduled uses will take precedence. In the event a conflict occurs City will work cooperatively with the School District to resolve the scheduling use. City, at its sole discretion, may grant or deny use of the site. When there is no scheduled use of the Park Site, it shall be open for casual use by the general public.

**7. School Site Use**

a. During School Hours

School District shall have exclusive use of the entire School Site, including the School Grounds Area, during School Hours with the exception of the Community Building Leased Area.

b. Non School Hours

Subject to applicable State law, the School Grounds Area shall be open and available for public use during Non-school hours. School District will have priority for after school programs, and once scheduled, will take priority over public use. The School District shall provide reasonable notice to the City of the dates and times during Non-School Hours when it has scheduled the use of the School Site Play Area.

**8. School Building Use**

The School District shall have the exclusive and absolute right to use the Educational Buildings at all times. The School District shall have the exclusive right to use the Multi-purpose Building during School Hours. However, the School District will permit, with reasonable prior notice, the City to use, or schedule the use, the Multi-purpose Building during non-School Hours, but extending to 8:30 a.m. on mornings and commencing at 3:00 p.m. on afternoons when school is open for instruction, so long as the School District has not scheduled a prior use. In the event a request is received by School District for use during these hours, School District will work cooperatively with City to resolve the scheduling conflict. The foregoing notwithstanding, the School District, at its sole discretion, may grant or deny any use of the Multi-purpose Building.

#### **9. Community Building Use**

In accordance with paragraph 3 above, the City may construct the Community Building at City's sole cost on an area of the School Site designated by the School District. Within the Community Building, City intends to operate before school and after school recreation programs for school students during the school year and recreation camp programs during the summer as well as recreation preschool/tiny tot programs for community residents during the day year-around. The City shall have the exclusive right to use the Community Building at any time for any public use. However, the City will permit, with reasonable prior notice, the School District to use, or schedule the use, the Community Building during times when the City is not using, or has not scheduled another public use of the Community Building. In the event a request is received by the City for the School District use of the Community Building, the City will work cooperatively with the School District to accommodate the scheduling request. The foregoing notwithstanding, the City, at its reasonable discretion, may grant or deny any use of the Community Building.

#### **10. Parking Lot Use**

##### **a. During School Hours**

During School Hours, the School District shall have the exclusive use of both the Park Site Parking and School Parking except that the School District shall reserve a minimum of two (2) disabled parking spaces and five (5) one hour limited time parking spaces for Park Site, School Site and Community Building visitors.

##### **b. Non School Hours**

During Non-school hours all Parking shall be available for use by the public.

The joint use of the Parking as set forth above shall be reflected in a reciprocal easement to be executed and recorded by parties.

#### **11. Park Site Improvements**

School District may not make any improvements to the Park Site without the prior written consent of City. Any improvements constructed on Park Site by School District, when constructed, shall be considered fixtures of the City's real property, and title to such improvements shall be thereafter vested in the City, unless School District and City agree in writing that title to said improvements shall vest to the benefit of the other party. City retains the right to require School District to remove any improvements made by School District without City consent, at sole cost of School District.

#### **12. School Site Improvements**

City may not make any improvements, with the exception of the Community Building, to the School Site without the prior written consent of School District. Any improvements constructed on School Site by City shall be considered fixtures of the School Site, and title to such improvements shall be vest to the School District, unless City and School District agree in writing that title to said improvements shall vest to the benefit of the other party. School District retains the right to require City to remove any improvements made by City without School District consent, at sole cost of City.

Further, upon termination of this Agreement, the City shall terminate its lease of the Community Building Leased Area.

### **13. Term of Agreement**

This Agreement may be terminated Fifty (50) years from the date of this Agreement with 90 days written notice to the non-terminating party. If the Agreement is not terminated upon the completion of the fifty (50) year term, it shall be automatically extended for successive five-year terms unless terminated pursuant to the terms of this paragraph. If the Agreement is extended pursuant to this section, the ground lease of the portion of the School Site for the Community Building shall be similarly extended

### **14. Insurance**

#### **a. School District**

School District shall maintain at all times a policy of comprehensive general liability insurance in the principal amount of a least Two Million Dollars (\$2,000,000.00) combined single limit per occurrence for bodily injury, personal injury and property damage, automobile liability insurance in the principal amount of a least Two Million Dollars (\$2,000,000.00) combined single limit per occurrence for bodily injury, personal injury and property damage, and Workers' Compensation Insurance as may be required by law. Said policy shall be endorsed to name the City of Alameda, Boards, Commissions, its officers, employees, agents, and volunteers as additional insureds regarding liabilities arising out of School District's use of the Park Site. Said policy shall be endorsed as primary and shall contain provisions which preclude policy suspension, policy cancellation, or reduction in policy limits except after thirty (30) days prior written notice to the City by certified mail, return receipt requested.

#### **b. CITY**

City shall at all times maintain a policy of comprehensive general liability insurance in the principal amount of at least Two Million Dollars (\$2,000,000.00) combined single limit per occurrence for bodily injury, personal injury and property damage, automobile liability insurance in the principal amount of a least Two Million Dollars (\$2,000,000.00) combined single limit per occurrence for bodily injury, personal injury and property damage, and Workers' Compensation Insurance as may be required by law. Said policy shall be endorsed to name the School District, its officers, employees, agents, and volunteers as additional insureds regarding liabilities arising out of City's use of the School Site or any improvement located on the School Site. Said policy shall be endorsed as primary and shall contain provisions which preclude policy suspension, policy cancellation, or reduction in policy limits except for thirty (30) days prior written notice to the School District by certified mail, return receipt requested.

### **15. Indemnification**

City shall indemnify, defend and hold harmless the School District, its Boards, Commissions, officers and employees from and against any and all loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorneys' fees, regardless of the merits or outcome of any such claim or suit arising from or in any manner connected to City's use of the School Site, including any improvement located on the School Site pursuant to this Agreement.



School District shall indemnify, defend and hold harmless the City, its City Council, Boards and Commissions, officers and employees from and against any and all loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorneys' fees, regardless of the merits or outcome of any such claim or suit arising from or in any manner connected to District's use of the Park Site or the Community Building pursuant to this Agreement.

**16. Notice**

When written notice is required under this Agreement it shall be made by registered mail to the School District at:

School Superintendent  
Alameda Unified School District  
2200 Central Ave.  
Alameda, CA 94501

And to the City at:

City Manager  
City of Alameda  
2263 Santa Clara Ave.  
Alameda, CA 94501

Notice regarding scheduling matters shall be written and shall be delivered to the Maintenance, Operations and Facilities Director for the School District or its designated representative and shall be delivered to the City through the Recreation and Parks Director for the City of Alameda or the Recreation Services Manager for the City of Alameda. Reasonable prior notice as used in this Agreement shall under no circumstances be less than 24 hours prior notice.

**17. No Requirement to Construct Improvements**

Nothing in this Agreement shall be deemed to require the School District or City to construct any improvements on the Park Site or the School Site.

**18. Effectiveness of the Agreement**

The rights and duties of each party to this Agreement shall be effective only after all of the improvements, with the exception of the Community Building, have been constructed and accepted as complete by the constructing party. In addition, if all of the improvements contemplated under this Agreement have not been completed within ten (10) years of the date of this Agreement, the rights and duties set forth herein shall expire and have no force and effect. Further, if the City has not constructed the Community Building or the School District has not constructed the school within ten (10) years from the date of this Agreement, or if the School District at any time declares the School Site as Surplus Property under applicable State law, the City will terminate its ground lease on the School Site.

**19. No Third Party Beneficiary**

This Agreement is by and between the parties named herein and no third party is intended either by expression or implication to be benefited by this Agreement.

**20. Attorneys Fees**

In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach, interpretation or enforcement of same, the prevailing party shall be entitled to recover from the other party reasonable expenses, attorney's fees and costs.

**21. Modification**

This Agreement may only be modified in writing by mutual agreement of the parties.

**22. Invalid Term**

In the event that any provision of this Agreement shall in any respect be declared invalid, illegal, or unenforceable, such invalidity, legality or unenforceability shall not effect any other term or condition of this Agreement, and this Agreement shall be interpreted as though such illegal, unenforceable or invalid term or condition was not a part hereof.

**23. Assignment**

Neither party to this Agreement shall assign the Agreement as a whole without the written consent of the other.

**24. Entire Agreement**

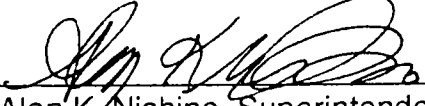
This Agreement constitutes the entire agreement between the parties. There are no understandings, agreements, representations, or warranties, express or implied, not specified in this Agreement.

**25. Authorization**

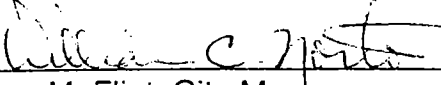
Each person executing this Agreement represents that the party on whose behalf the person is executing the Agreement has duly authorized the execution of this Agreement and that such person is authorized to execute the Agreement on behalf of such party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this 5<sup>th</sup> day of January, 2004<sub>5</sub>

ALAMEDA UNIFIED SCHOOL  
DISTRICT

  
Alan K. Nishino, Superintendent

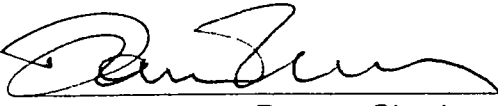
CITY OF ALAMEDA  
A Municipal Corporation

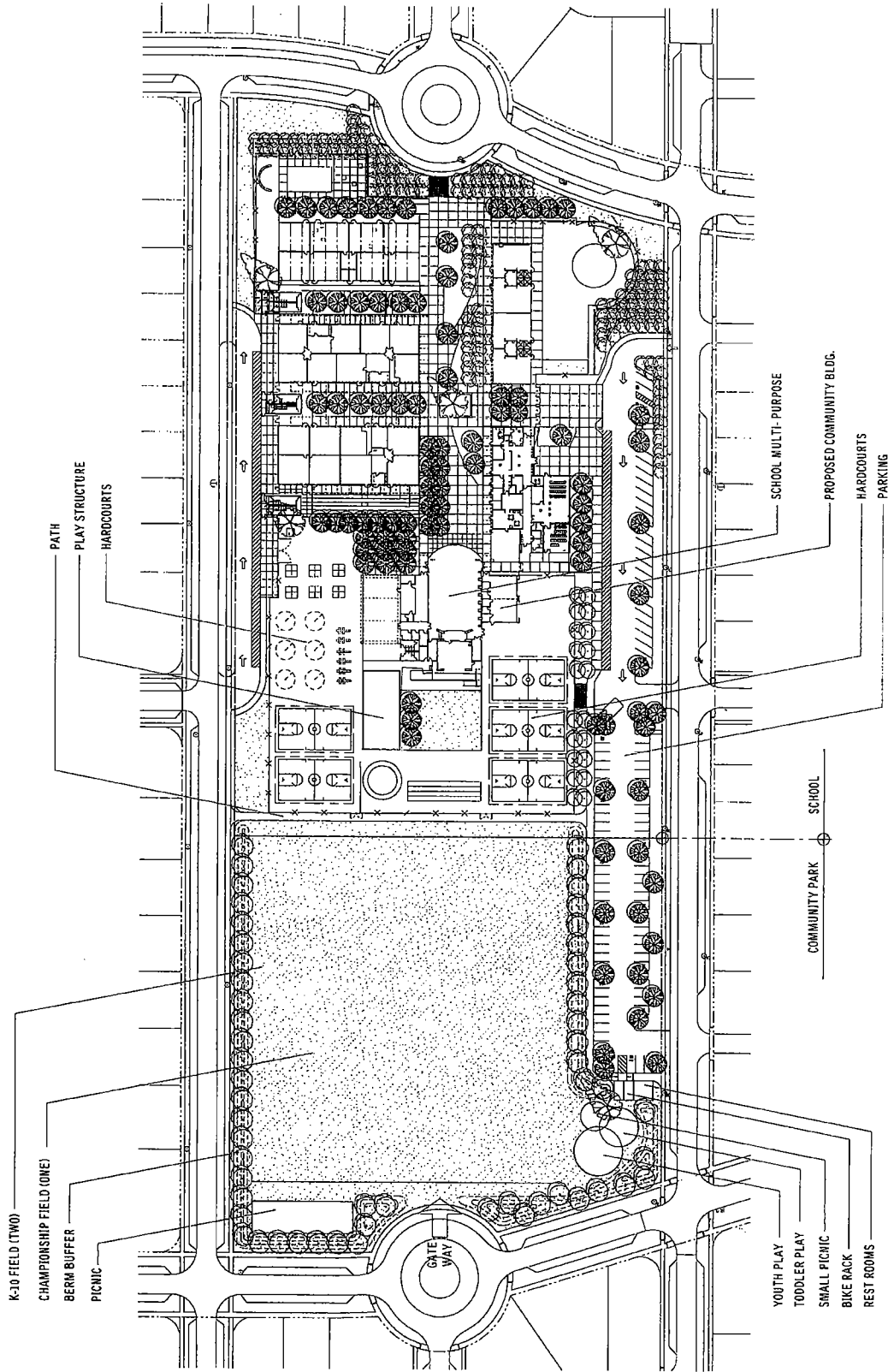
  
James M. Flint, City Manager  
*William C. Norton*

RECOMMENDED FOR APPROVAL:

  
Suzanne Ota, Director  
Alameda Recreation & Parks

APPROVED AS TO FORM:

  
Donna Mooney, Deputy City Attorney



ALAMEDA PARK - CATELLUS SITE

CITY OF ALAMEDA

ALAMEDA, CALIFORNIA

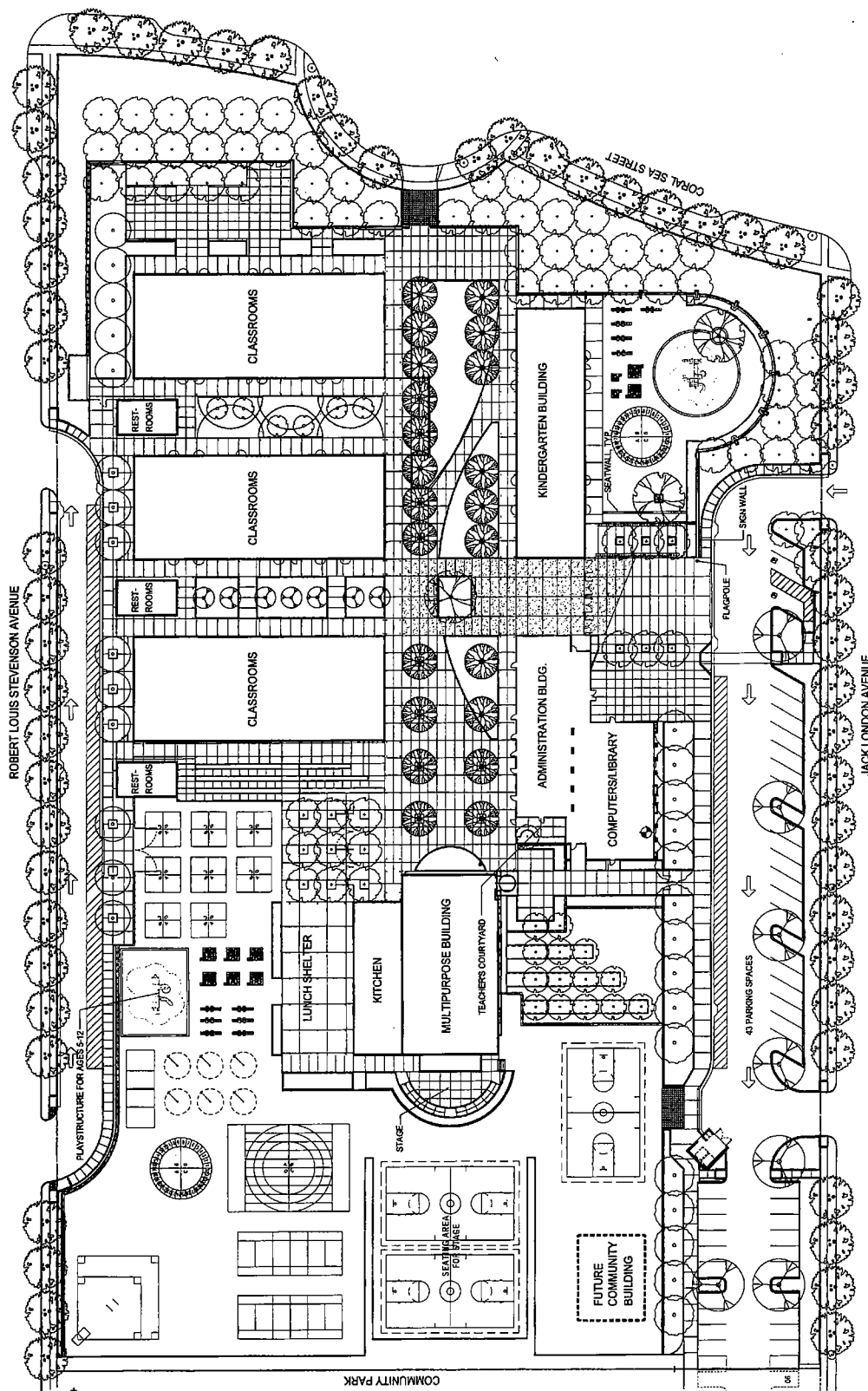
MASTER PLAN CONCEPT

DESIGNED BY: LPA DATE: 10/10/10	PROJECT NO.: 10-0001
DATE: 10/10/10	SCALE: 1" = 40'-0"

THE CITY OF ALAMEDA HAS REVIEWED THIS MASTER PLAN CONCEPT AND HAS APPROVED IT FOR THE CITY OF ALAMEDA. THE CITY OF ALAMEDA HAS REVIEWED THIS MASTER PLAN CONCEPT AND HAS APPROVED IT FOR THE CITY OF ALAMEDA. THE CITY OF ALAMEDA HAS REVIEWED THIS MASTER PLAN CONCEPT AND HAS APPROVED IT FOR THE CITY OF ALAMEDA.

2448 Bunker Road  
Suite 131  
Alameda, California 94601  
P 915 772-4330  
F 915 772-4330  
E info@lpa.com  
W www.lpac.com

**LPA**  
ARCHITECT  
PLANNING  
LANDSCAPE ARCHITECTURE  
GRAPHICS



ALAMEDA PARK - CATELLUS SITE  
CITY OF ALAMEDA  
ALAMEDA, CALIFORNIA

MASTER PLAN CONCEPT

1" = 20'-0"

Legend:  
 - Existing Buildings and Features  
 - Proposed Buildings and Features  
 - Proposed Landscaping  
 - Proposed Paths and Walkways  
 - Proposed Parking Spaces  
 - Proposed Stage Area  
 - Proposed Seating Area  
 - Proposed Play Structure  
 - Proposed Future Community Building

**LPA**

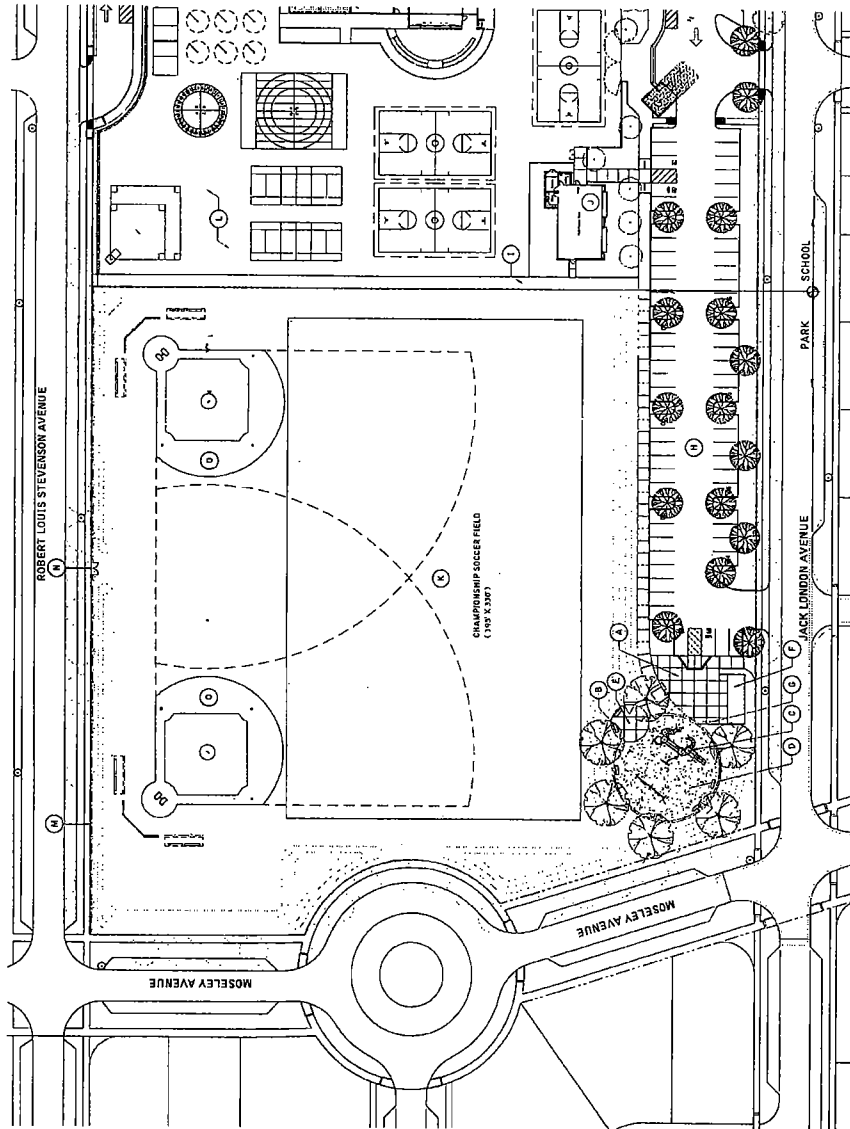
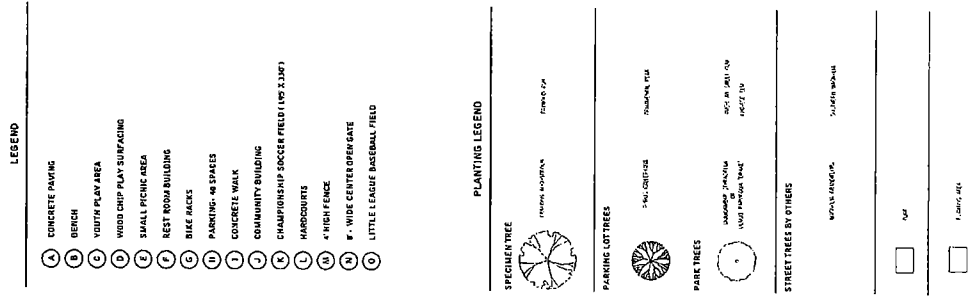
1540 Cypress Road  
Berkeley, California 94701  
P 913 772-4330  
F 913 772-4330  
www.lpa.com

Architect  
Landscape Architect  
Interior Designer  
Engineer

One will not suffer too much from this, provided one is prepared to make the necessary adjustments in the use of the word "and" in the sense of "and/or".

3848 Everett Road  
Suite 101  
Roseville, CA 95663  
P 916 772-4300  
F 916 772-4330  
E [info@spatrac.com](mailto:info@spatrac.com)  
W [www.spatrac.com](http://www.spatrac.com)

**LPA**  
Architecture  
Planning  
Interior Design  
Landscape Architecture  
Graphics



DATE: 01/11/2017	BY: J. L. L. L.
PROJECT: ALAMEDA PARK - RECREATION AND PARKS FACILITY	SCALE: 1/8" = 1'-0"
CLIENT: CITY OF ALAMEDA	DATE: 01/11/2017
LOCATION: ALAMEDA, CALIFORNIA	PROJECT NO: 17-0001

ALAMEDA PARK - RECREATION AND PARKS FACILITY  
CITY OF ALAMEDA  
ALAMEDA, CALIFORNIA  
FLOOR PLAN & EXTERIOR ELEVATIONS

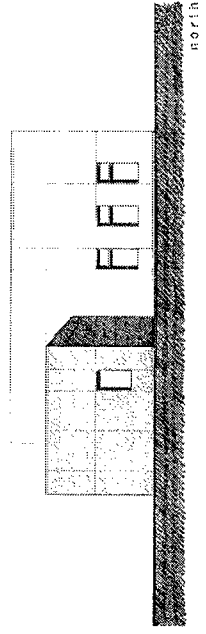
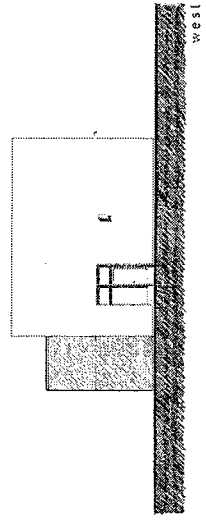
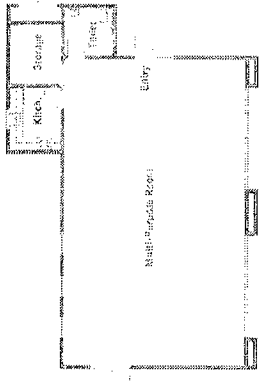
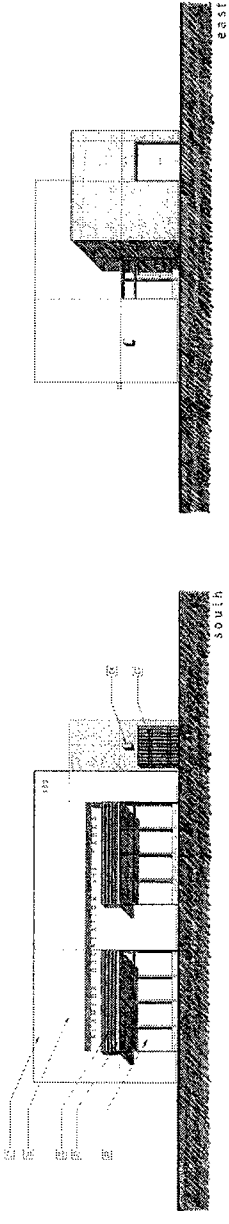
These drawings were prepared by LPA for the City of Alameda. The City of Alameda is responsible for the accuracy and completeness of the information provided to LPA. LPA is not responsible for the accuracy or completeness of the information provided to LPA. LPA is not responsible for the accuracy or completeness of the information provided to LPA.

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F 415.771-0340  
W www.lpa.com

**LPA**  
ARCHITECT  
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W www.lpa.com

KEYNOTES

- 1. EXTERIOR WALLS
- 2. EXTERIOR DOORS
- 3. EXTERIOR WINDOWS
- 4. EXTERIOR ROOF
- 5. EXTERIOR FLOOR
- 6. EXTERIOR CEILING
- 7. EXTERIOR LIGHTING
- 8. EXTERIOR VENTILATION
- 9. EXTERIOR SECURITY
- 10. EXTERIOR LANDSCAPE



# ***Proclamation***

***Whereas,*** the United Nations was founded in San Francisco in 1945, and the anniversary of its founding is observed each year on October 24th making this its sixtieth anniversary; and

***Whereas,*** the United Nations system has a commendable record of achievement and faces extraordinary challenges in preventing and resolving conflict, protecting the earth's environment, elevating standards of living through sustainable economic development, and promoting humane and democratic values; and

***Whereas,*** the work of the United Nations has a direct impact on the people of the United States and all the world's peoples, directly affecting their security, health, economic well-being, and enjoyment of basic freedoms; and

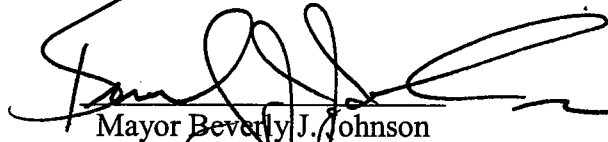
***Whereas,*** the immense challenges facing the 191 member governments of the United Nations require public support of the goals of the United Nations Charter; and

***Whereas,*** the U.N. Secretary-General and the General Assembly have called upon all peoples to observe the organization's sixtieth anniversary along with the United Nations Association of the U.S.A. and many other citizen organizations who are marking the sixtieth anniversary;

**NOW, THEREFORE,** we, the Mayor and Council of the City of Alameda, do hereby proclaim October 2005 as

## ***United Nations Month***

in the City of Alameda and invite our fellow citizens to honor the mission, spirit, and potential of the United Nations and encourage participation in events that celebrate the 60<sup>th</sup> anniversary of this unique and irreplaceable organization.



Mayor Beverly J. Johnson

\_\_\_\_\_  
Vice Mayor Marie Gilmore

\_\_\_\_\_  
Councilmember Tony Daysog

\_\_\_\_\_  
Councilmember Doug deHaan

\_\_\_\_\_  
Councilmember Frank Matarrese



**Proclamation 3-A  
9-20-05**



## *Proclamation*

*Whereas*, the City of Alameda supports a clean and safe environment for its residents; and

*Whereas*, pollution prevention is an approach to environmental protection that focuses on source reduction, and is therefore a preferable strategy because there is less waste to handle and thereby, protects public health and the environment; and

*Whereas*, pollution prevention can increase industrial efficiency and save businesses money by avoiding the need for expensive investments in waste management and cleanup; and

*Whereas*, pollution prevention fosters both environmental protection and increased economic competitiveness; and

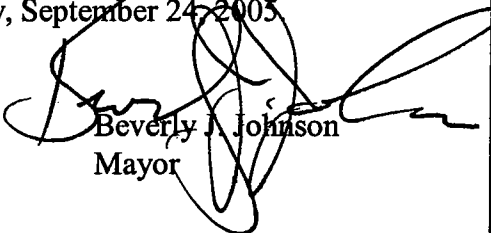
*Whereas*, by focusing attention on pollution prevention, the City of Alameda will meet the challenges for improving economic competitiveness, strengthening environmental protection, and streamlining environmental regulation; and

*Whereas*, National Pollution Prevention Week is an opportunity for government, industry, and environmental organizations to recognize the potential of pollution prevention and work together toward a prosperous and sustainable future,

**NOW, THEREFORE, I**, Beverly Johnson, Mayor of the City of Alameda, do hereby recognize the week of September 18-24, 2005 as

### *National Pollution Prevention Week, 2005*

and urge all citizens, businesses, civic groups, government agencies and other organizations to participate in local and regional celebratory and educational activities, including the Coastal Clean-Up on Saturday, September 17, 2005 and the Tire Amnesty Program on Saturday, September 24, 2005

  
Beverly J. Johnson  
Mayor

**Proclamation 3-B  
9-20-05**

## UNAPPROVED MINUTES

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY - - - SEPTEMBER 6, 2005 - - - 6:10 P.M.

Mayor Johnson convened the Special Meeting at 6:15 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore,  
Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(05- ) Conference with Labor Negotiators - Agency Negotiator: Beverly Johnson; Employee: City Attorney.

(05- ) Public Employee Performance Evaluation - Title: City Attorney.

(05- ) Conference with Legal Counsel - Anticipated Litigation;  
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9; Number of cases: One.

(05- ) Conference with Real Property Negotiators - Property: 2900 Main Street; Negotiating parties: City of Alameda and Alameda Gateway, Ltd; Under negotiation: Price and terms.

\*\*\*

Mayor Johnson called a recess to hold the Regular City Council Meeting at 7:25 p.m and reconvened the Closed Session at 10:05 p.m.

\*\*\*

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that regarding Conference with Labor Negotiators, the Council discussed labor negotiations; regarding Public Employee Performance Evaluation, the Council did not discuss the matter; regarding Conference with Legal Council, the Council directed that the matter be further researched and brought back on September 20, 2005; and regarding Conference with Real Property Negotiators, the Council directed that a response letter be sent.

### Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 11:30 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

## **UNAPPROVED MINUTES**

### MINUTES OF THE REGULAR CITY COUNCIL MEETING TUESDAY - - SEPTEMBER 6, 2005 - - 7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:36 p.m.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

#### AGENDA CHANGES

None.

#### PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(05-\_\_\_\_) Library Project update.

The Project Manager gave a brief presentation.

Mayor Johnson stated that she continually receives positive comments from the public.

(05-\_\_\_\_) Sherri Stieg, West Alameda Business Association, announced that the Peanut Butter Jam Festival would be held on September 10 and 11, 2005 between Webster Street and Pacific Avenue; presented wine glasses to the Council; thanked the City and Alameda Power & Telecom for sponsoring the event.

#### CONSENT CALENDAR

Mayor Johnson announced that the recommendation to authorize the Mayor to send letters to federal legislators [paragraph no. 05-\_\_\_\_] was removed from the Consent Calendar for discussion.

Councilmember Matarrese moved approval of the remainder of the Consent Calendar.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*05-\_\_\_\_) Minutes of the Special and Regular City Council meetings held on August 16, 2005. Approved.

(\*05-\_\_\_\_) Ratified bills in the amount of \$11,953,915.90.

(05- ) Recommendation to authorize the Mayor to send letters to federal legislators supporting S. 1260 (Vitter), S. 113 (Feinstein), H.R. 2353 (Rogers), and H.R. 3431 (Dent) which amend federal legislation to further restrict the establishment of tribal gambling casinos.

Doug Siden, East Bay Regional Park District (EBRPD), thanked the Council for the efforts to stop the gambling casino proposal at Martin Luther King Park; encouraged continual vigilance; stated that the Tribe's application has not been withdrawn; there has been no response to EBRPD's communications to the Bureau of Indian Affairs.

Mayor Johnson stated there has been a true partnership between all the affected cities, EBRPD, and the County; the public should be informed of federal representatives actions;; read a portion of the proposed legislation; stated local control at the federal level means the Governor; that she would prefer local control be more local; the Governor does not have much control over casinos; there is a lot of important work being done that will help the community.

Councilmember Daysog stated that there is a slew of legislation pushing back on casinos' efforts to enter urban areas; H.R. 3431 would ensure local governments within 15 miles of a proposed site have a say; encouraged H.R. 3431 be strengthened.

Councilmember Matarrese moved to approval of the staff recommendation.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

(\*05- ) Recommendation to accept the work of Gallagher & Burk, Inc. for repair and resurfacing of certain streets, Phase 25, No. P.W. 05-04-06. Accepted.

(\*05- ) Recommendation to approve the Request for Proposals (RFP) for Restaurant and Bar Services at the Chuck Corica Golf Complex. Accepted.

#### REGULAR AGENDA ITEMS

(05- ) Resolution No. 13888, "Commending Alameda Free Library Director Susan H. Hardie for Her Contributions to the City of Alameda." Adopted.

Councilmember Daysog moved adoption of the resolution.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 5.

Ms. Hardie thanked the Council for the resolution; stated that it has been her pleasure and privilege to be involved with the new library project.

(05-\_\_\_\_) Resolution No. 13889, "Appointing Marilyn Ezzy Ashcraft as a Member of the Economic Development Commission." Adopted;

(05-\_\_\_\_ A) Resolution No. 13890, "Reappointing Robert F. Kelly as a Member of the Economic Development Commission." Adopted; and

(05-\_\_\_\_ C) Resolution No. 13891, "Reappointing Anthony M. Santare as a Member of the Golf Commission." Adopted.

Councilmember Matarrese moved adoption of the resolutions.

Councilmember Daysog seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Daysog, Gilmore, Matarrese, and Mayor Johnson - 4. Absent: Councilmember deHaan - 1. [Note: Councilmember dHaan was away from the dias when the matter was voted upon.]

The City Clerk administered the Oath and presented certificates of appointment to Ms. Ashcraft and Mr. Santare.

(05-\_\_\_\_) Public hearing to consider **Introduction of Ordinance** "Amending Alameda Municipal Code by Amending Chapter XIII (Building and Housing) by Repealing Article I, Section 13-4 (Alameda Electrical Code) in Its Entirety and Adding a New Article I, Section 13-4 (Alameda Electrical Code) to Adopt the 2004 California Electrical Code and Approve Certain Amendments Thereto." Introduced.

The Acting Planning and Building Director gave a brief presentation.

Mayor Johnson opened the public portion of the Hearing.

There being no speakers, Mayor Johnson closed the public portion of the Hearing.

Councilmember deHaan moved introduction of the Ordinance.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 5.

(05-\_\_\_\_) Public hearing to consider an Appeal of the Historical Advisory Board's decision to impose penalties for unauthorized demolition. The site is located at 616 Pacific Avenue, within the R-4, Neighborhood Residential District. Applicant/Appellant: Erwin

Roxas; and

(05- A) Resolution No. 13892, "Granting the Appeal and Overturning the Historical Advisory Board's Decision to Uphold the Five-Year Stay in Development for the Property Located at 616 Pacific Avenue." Adopted.

The Supervising Planner gave a brief presentation.

Councilmember Daysog stated that the site's historic designation is Level H; inquired whether Levels A through G are before Level H.

The Supervising Planner responded that designation "N" is for buildings that could be placed on the National Register, "S" is for buildings that could be placed on the State Register, and "H" is the lowest level for potentially historic buildings that require further investigation.

Mayor Johnson opened the public portion of the Hearing.

Opponent (Not in favor of appeal): Kevin Frederick, Alameda.

Proponent (In favor of appeal): Paul Rezucha, Alameda.

There being no further speakers, Mayor Johnson closed the public portion of the Hearing.

Mayor Johnson stated that she could not tell from the drawings that 24 studs were retained; the neighbor mentioned that studs from the north and west walls were being retained; inquired whether parts of the walls would be used in the interior of the house.

The Acting Planning and Building Director responded in the affirmative.

Mayor Johnson inquired whether any of the exteriors walls would remain, to which the Acting Planning and Building Director responded that the side wall and part of the front wall would remain.

Mayor Johnson stated that the west and front walls appear to be completely new.

The Acting Planning and Building Director stated that the walls on the right-hand side of the house and most of the front wall would remain; a number of the back and left side walls would be inside; the ordinance addresses demolition of more than 30% of the value of a home; enclosing an exterior wall is not considered demolition.

Mayor Johnson inquired whether the intent of the ordinance was to

preserve the historic structure; questioned how retaining some of the studs preserves a historic structure.

The Acting Planning and Building Director responded that the ordinance was intended to preserve the historic structure; the first floor, side wall, and front wall would remain; the roof would be raised; determining that the demolition would be less than 30% was reasonable.

Mayor Johnson stated that the front and west walls look like new walls.

The Acting Planner/Building Official stated that the front wall would be changed; the original house had 45 degree angles at the corners; the new house would be squared off; the side walls would remain; moving doors and windows is not considered demolition.

Mayor Johnson stated the issue is deconstruction versus demolition; the owner believes that deconstruction is not demolition.

The Acting Planning and Building Director stated that he truly believes that the owner understood that the Planning Department gave permission to dismantle or deconstruct, stack the pieces in the backyard, and put the pieces back when the dry rot was repaired; the ordinance needs to be reviewed; interpretation is somewhat vague.

Mayor Johnson stated the ordinance is not doing what was intended, is not protecting the historic assets, and could result in more damage than protection; inquired what are the options under the ordinance; stated that she did not understand how the 3,400 square foot structure got through the design review process; the houses in the area are smaller, one-story craftsman style homes; a 3,400 square foot home is gigantic for the neighborhood.

The Acting Planning and Building Director stated the lot is one of the biggest on the block; there are 21 residential structures, including 10 two-story homes and 11 one-story homes ranging from 792 to 4,480 square feet; 17 of the structures are single-family dwellings, 3 are duplexes, and one is a 5-unit apartment building; three buildings are between 3,000 and 3,500 square feet each directly in back of the lot on Lincoln Avenue; 15 of the buildings are owner-occupied and 6 are rentals; the construction period ranges from 1895 to 1999; the neighborhood has a fairly good mix [of houses].

Mayor Johnson stated that the design review process needs to be reviewed; there are commercial and two-story structures in the area; Lincoln Avenue structures should not be considered; inquired whether moving a piece of the structure counts as demolition.

The Acting Planning and Building Director responded not necessarily; the project is viewed as a whole to determine if demolition is more or less than 30%; a new, red stamp will be placed on all plans to indicate the Historical Advisory Board's (HAB's) approval is needed prior to demolishing more than 30% of a pre-1942 home.

Mayor Johnson stated the issue needs to be reviewed; people think that deconstruction and reconstruction do not count as demolition.

Vice Mayor Gilmore stated the demolition issue is being reviewed independently; someone could demolish less than 30% of a house and build a structure that does not look historic; on the other hand, a 50% demolition and remodeling project could retain the historic look; that she is not sure how the demolition can be separated from the design review; the matter needs to be reviewed in terms of what is being protected.

The Acting Planning and Building Director stated the exterior walls and roof percentages are reviewed.

Mayor Johnson stated that the design does not reflect the historic character of the building.

Councilmember Daysog inquired when demolition versus deconstruction issues would be addressed.

The Acting Planning and Building Director responded the issues would be addressed as quickly as possible; that he would like to review other jurisdiction's process.

Councilmember Daysog stated the situation is unfortunate; the existing ordinance needs to be clarified; the Appellant needs to move forward with the project for reasons stated in the report; staff and the Appellant have different interpretations; suggested moving forward with the project and, at the same time, move forward with resolving the larger issues.

Vice Mayor Gilmore inquired how the dry rot issue should be handled from a construction standpoint.

The Acting Planning and Building Director responded that rotted wood needs to be removed; new members could be attached if termite damage has been repaired; termite repair can be more than 30% of a house.

Mayor Johnson stated the Appellant should have been referred to the HAB to get a demolition permit when the rot was discovered.



Councilmember Matarrese inquired what would be the implication in upholding the five-year stay.

The Supervising Planner responded the Appellant would need to provide a landscaping plan and maintain the site for five years with no building on it.

Councilmember deHaan stated there are other dynamics occurring; inquired how many similar projects there are in the City.

The Acting Planning and Building Director responded there are three projects subject to the ordinance.

Councilmember deHaan inquired whether one project was resolved, to which the Acting Planning and Building Director responded in the affirmative.

Councilmember deHaan stated the bubble has been lost in the interpretation of the ordinance; he is concerned with retaining the architectural design; the scale seems to be imposing on the neighborhood; inquired what the adjacent houses look like.

Mayor Johnson responded that the adjacent houses are both two-story structures; that she does not recall the houses being close to 3,400 square feet.

The Acting Planning and Building Director stated that the adjacent houses are approximately 1,500 square feet each.

Councilmember deHaan stated that there are multiple dwellings that are expanding and becoming disproportional to the adjacent housing; inquired whether the HAB reviews the issue.

The Acting Planning and Building Director responded that the HAB would address the issue if a historical structure was involved.

Councilmember Daysog inquired what floor area ratio was being employed.

The Acting Planning and Building Director responded that he was not sure; stated that the floor area ratio falls within the lot coverage requirements.

Councilmember Daysog inquired what was the maximum lot coverage.

The Acting Planning and Building Director responded 40%; stated the lot is deceiving because of the area behind the neighbor's garage.

Mayor Johnson stated the portion that goes around the corner is not visible; the house would be very large on the lot; inquired whether

a fine could be imposed instead of the five-year penalty.

The Acting Planning and Building Director responded there would be increased fees based on the valuation of the construction, for work without permit, and for investigation.

Mayor Johnson stated other people should not be allowed to deconstruct and reconstruct until the ordinance is revised.

The Acting Planning and Building Director stated that the staff is erring on the cautious side and referring people to the HAB.

Councilmember Daysog stated the lot would be roughly 9,450 square feet if the dog run was not included, which would be a .37% floor area ratio; housing should be viewed in terms of adjacent homes as well as appropriate lot size; the home fits the lot size; there is not a monstrous home affect.

Councilmember Matarrese inquired whether the direction has been given to refer people to the HAB, to which the Acting Planning and Building Director responded that people are being referred to the HAB if demolition appears to be close to 30%.

Councilmember Matarrese stated that 30% could be a calculation based on the structure of the building and not necessarily in context with the intent of the ordinance; there should be some discretion applied or guidance adopted; allowing 25% or 30% demolition to the front of a building and roofline would not meet the real intent of the ordinance; inquired whether there is any refinement on the plan check level that ties back to the issue of design review.

The Acting Planning and Building Director stated that he makes the 30% determination during design review; that he always gives more weight to the removal of exterior walls, particularly front walls, versus interior walls.

Councilmember Matarrese inquired whether there was any guidance being given now to prevent misinterpretation.

The Acting Planning and Building Director responded that there are no new guidelines; staff would be looking more closely.

Mayor Johnson stated that the Council needs to know that the intent of the ordinance will be carried out; the drawings do not show any resemblance to the original house.

Councilmember deHaan stated 30% is hard to interpret; inquired whether the percentage should be more.

The Acting Planning and Building Director responded a method other than percentage should be defined.

Mayor Johnson stated that there is no need to wait for an ordinance revision to carry out the intent; noted that a defacto demolition of a historic structure will not be allowed because of a badly drafted ordinance.

The Acting Planning and Building Director stated that the matter is being addressed; there should not be any similar issues in the future.

The City Manager stated that there have been many internal discussions regarding the lack of direction in some parts of the ordinance; inconsistencies need to be address; guidelines would be handled internally.

Mayor Johnson inquired whether deconstruction and reconstruction would be addressed, to which the Acting Planning and Building Director responded in the affirmative.

The City Manager stated that HAB input would be sought.

Vice Mayor Gilmore stated some structures have the potential for historic designation but have not been certified; home owners should not have to jump through hoops if the house is not truly historic; many houses are old, but not historic; she does not want to preserve old, non-historic houses; inquired how the issue could be balanced.

Mayor Johnson stated that owners can apply to have their houses removed from the historic study list.

Councilmember Matarrese stated that the "H" designation is for old houses that may have the potential to be historic, but need to be studied more; houses may not be worth further study; a withdrawal process for non-historic houses may be necessary; the project's character issues can be addressed in design review.

Councilmember deHaan stated that 500 Central Avenue is a historical structure.

The Supervising Planner stated that 500 Central Avenue has an "S" designation.

Councilmember deHaan stated that 30% demolition for 500 Central Avenue was unrealistic and should have been at 80%; stated that he has concerns with how tonight's decision would impact the two other outstanding projects.

The Acting Planning and Building Director stated that tonight's decision would only affect 500 Central Avenue; the other property was not a listed building; there is another set of criteria for pre-1942 houses; there was a whole different set of facts regarding 500 Central Avenue; the owner was aware of what he was doing.

Mayor Johnson inquired whether the owner's awareness was a distinction that could be used.

The Acting Planning and Building Director responded that he thought so; the owner tore down a house on the same property last year without permits.

Mayor Johnson stated not setting precedents is important; inquired whether the Appellant would have been successful in removing the property from the historical list at either the HAB or Council level.

The Acting Planning and Building Director responded that staff believes that the Appellant would have been granted a certificate of approval for demolition if sought prior to demolition; the house has been significantly remodeled in the past 100 years; the house is very similar to a building that received a certificate of approval for demolition from the HAB; the Appellant was denied after the fact.

Mayor Johnson stated that contributing factors are part of the ordinance.

The City Manager stated that the ordinance needs to be reviewed in terms of options and penalties; each project will be reviewed and determinations will be made based upon the circumstances of the building.

Mayor Johnson inquired whether hold harmless clauses are standard on planning and building resolutions.

The City Attorney responded the clause is not standard; the clause is requested to be included in certain cases.

Councilmember deHaan stated that much of tonight's discussion is based upon interpretation; stated that he is comfortable with the staff's recommendation based upon what has been provided.

The Acting Planning and Building Director stated that the Alameda Architectural Preservation Society (AAPS) is very active; AAPS regularly advises him when there is any hint of activity.

Vice Mayor Gilmore inquired whether residents are advised about the process to have their houses de-listed; some ambiguity could be

cleared.

The Acting Planning and Building Director responded there is not a current process.

Councilmember Daysog stated many issues suggest the need to strengthening the ordinance with regard to demolition/deconstruction of historic properties; the project should move forward; the Appellant was working in good faith; there appears to be strong reasons for moving forward with the project while the ordinance is improved.

Councilmember Daysog moved to approval of the staff recommendation. [Adoption of the resolution Granting the Appeal and directing the City Manager to review provisions of Section 13-21 of the Alameda Municipal Code related to the demolition of historic structures and develop, with input from the community and HAB, recommended amendments and penalty options.]

Mayor Johnson inquired whether the design issue could be re-examined.

The Supervising Planner stated that the design review has already been approved; the Appellant has been acting under the approval.

Mayor Johnson stated that 3,400 square feet is too much for the neighborhood.

The Supervising Planner stated that the Appellant could be requested to consider re-design; noted the Appellant has already pulled permits and has vested the construction.

Mayor Johnson stated people will question why the project was approved in ten years.

Councilmember Daysog stated that he understands Mayor Johnson's concern with the size, but that the footprint is appropriate for the parcel.

Mayor Johnson stated lot coverage cannot be dealt with in a vacuum; the rest of the neighborhood needs to be addressed; requested that staff inquire whether the Appellant would be willing to look at the design review issue.

Vice Mayor Gilmore stated that she sympathizes with Mayor Johnson's concern about the size of the house; Alameda property owners have certain rights if the structure fits within the box of the zoning code; zoning for every other property in the City would be changed unless the zoning code is changed.

Mayor Johnson stated that the issue should be re-examined; lot coverage is not an entitlement; there is a design review standard for neighborhood compatibility.

Councilmember deHaan stated that the house would be architecturally the same if cut back by 800 to 1,000 square feet.

Councilmember Daysog inquired what the neighbors thought about the project.

The Acting Planning and Building Director responded that there was a ten-day notice and no comments were received.

Mayor Johnson inquired who received the notice, to which the Acting Planning and Building Director responded the property owners.

Mayor Johnson stated renters would not be informed about the project.

The Acting Planning and Building Director stated that the neighborhood is predominately owner occupied; County records indicate that 15 of the 21 buildings are owner occupied; 6 of the buildings are rental.

Mayor Johnson requested staff to address the possibility of redesign with the Appellant.

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Mayor Johnson called a recess at 9:01 p.m. and reconvened the Regular City Council Meeting at 9:10 p.m.

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The Acting Planning and Building Director stated that the Applicant is unable to redesign the house; the house is designed for an elderly person in a wheelchair; the hallways are 5 feet wide; several bathrooms have a turning radius for a wheelchair.

Mayor Johnson stated redesigning the side wall would make the house look better; noted the wall looks like a factory wall.

Councilmember deHaan concurred with Mayor Johnson; stated that an architectural separation between the stories would not be that costly.

The Acting Planning and Building Director stated that the Appellant could be requested to consider a different exterior side wall design.

The Appellant agreed.

Mayor Johnson stated the building could look a lot better than the drawings; less detailed work is easier for an owner-builder; making the building look better is worth the effort; the larger issue of design review needs to be addressed; awareness of neighborhood compatibility needs to be addressed in the design review process.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

(05-\_\_\_\_) Resolution No. 13893, "Empowering the City Attorney to Employ Special Legal Counsel." Adopted; and

(05- A) Recommendation to approve Policy regarding Hiring Procedures for Special Legal Counsel.

Councilmember Daysog extended his appreciation to the City Attorney for addressing some of the Council's issues; stated that the resolution is not just for the Council but for the City for many years.

Vice Mayor Gilmore moved adoption of the resolution.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

#### ORAL COMMUNICATIONS, NON-AGENDA

(05-\_\_\_\_) Former Councilmember Lil Arnerich, Alameda, discussed disaster preparedness; stated that the Council should take charge in working with the Police, Fire, Public Works Departments, and schools to ensure that there is a detailed plan to provide emergency services and information to the community in case of a disaster; submitted a list of the Alameda County Fair's response team.

Mayor Johnson inquired whether the table top exercise was performed once a year.

Mr. Arnerich responded in the affirmative; stated that the exercise is different from the City's exercise; noted the responsible parties should be identified before a disaster occurs; the table top exercise has been conducted every year for six years and works very well.

(05-\_\_\_\_) Bill Smith, Alameda discussed work/live studios, 500 Central Avenue, and fast boats.

#### COUNCIL COMMUNICATIONS

(05-\_\_\_\_) Consideration of Mayor's nominations for appointment to

the Civil Service Board, Economic Development Commission, Historical Advisory Board, Housing and Building Code Hearing and Appeals Board, Public Art Commission and Recreation and Parks Commission.

Mayor Johnson nominated Karen Lee and K.C. Rosenberg for reappointment to the Public Art Commission, and Terri Bertero Ogden for appointment to the Recreation and Parks Commission.

(05- ) The Fire Chief provided information on Hurricane Katrina Disaster Relief and the City's Emergency Operation Plan and upcoming exercises.

Mayor Johnson stated that a lot of communication has been received regarding Hurricane Katrina and the City's disaster preparedness; noted that the Fire Chief would provide information on how the community could help the hurricane victims.

The Fire Chief stated that Hurricane Katrina is a challenging and unique type of disaster; continual flooding waters have delayed infrastructure repair; financial contributions are needed; provided contact information for the American Red Cross, the Salvation Army and the United Way, Bay Area; stated that the City's Emergency Operation Plan is very comprehensive and outlines who is in charge and the responsibilities of each individual; the Mayor and the Council are the policy makers; the City Manager is in charge of the Emergency Operations Center (EOC); the City Manager would provide information on key decision points to the Council; EOC staff would work 12-hour shifts throughout the duration of a disaster; the City has a siren and warning system to effectively alert the community in an emergency; the system keys the community to tune into Channel 15 or 1280 AM on the radio; there are over 100 people trained through the Community Emergency Response Team (CERT); some teams have been organized in specific areas; there will be a series of table top exercises in October and a functional exercise in November; the EOC would be activated during the table top exercises; the City Manager and staff would be present and would be given a complex scenario; logistical issues such as shelter, lost power and water, and accesses to the City are addressed; the emergency responders would work through a City-based scenario during the functional exercise, while the Council would be making policy decisions.

Mayor Johnson stated that it would be good for Councilmembers to attend the exercises; part of the exercise should address which issues are policy orientated; Councilmembers need to know where to report and what their responsibilities are when a disaster occurs; the phones and cable channels might not work during a disaster.

The Fire Chief stated that the Council would report to the



Chambers.

Mayor Johnson stated that she was not sure that the Council should report to the Chambers if the electricity and cable are not working; the issue needs to be addressed.

The Fire Chief stated that the first process would be for the Council to report to the Chambers; another building would be specified if the equipment in the Chambers was not working.

Mayor Johnson stated that she would like to better understand the intent of having the Council report to the Chambers.

The Fire Chief stated that the Council would be involved in the planning process.

Mayor Johnson stated that the Council needs to be better informed and confident that plans are in place; stated that the Council needs to know the worst-case scenario; there is a lot of sandy soil and fill throughout the City; more than the bridges could be lost in the event of an earthquake; some issues that the Council needs to address are: how people would be evacuated, whether helicopters would be available, and what would happen to the water supply; people need to know how to turn off gas lines; stated that cable communication would most likely be out during a disaster.

Councilmember Matarrese requested a current copy of the City's Emergency Operation Plan and that the matter be agendaized for discussion; stated that questions have been raised regarding the placement of people and the use of public facilities including the schools; that he would rather not wait until the exercise is performed in October; the matter needs to be addressed as soon as possible; recommendations could be made and policy direction could be given on what is in place now.

The City Manager stated that the Council would be provided with a copy of the Emergency Operation Plan and that the matter could be placed on an agenda for future discussion; issues that need direction would be identified; sheltering questions could be answered through the City's relationships with other agencies; tonight's intention was to ensure that the audience knows where contributions can be made to the current disaster victims and that the City has a plan in case a disaster occurs.

Councilmember deHaan stated that everyone has a heavy heart right now; the gas surge was a best-case scenario; resources were available to handle the situation; the liquefaction was monumental (particularly at the Naval Air Station) during the earthquake; tonight's discussion is timely; noted that he was sorry the discussion had to be within the current circumstances; stated that

the comments are worthwhile and appreciated; the Council has responsibilities; stated that he takes the responsibility seriously; he is concerned with communication and support resources in the City; the Fire and Police Departments are on 24-hour shifts, but other departments are not; stated that he looks forward to further discussion.

(05-\_\_\_\_) Councilmember Daysog requested: 1) an update on the status of the live/work issues, 2) a timetable outlining when the matter would be addressed, and 3) an update on the court issues.

(05-\_\_\_\_) Councilmember Daysog requested a review of current and future developments occurring in the City of Oakland that could have impacts on the City of Alameda; stated that a recent cable television show mentioned a project that would be occurring at Jack London Square.

(05-\_\_\_\_) Councilmember Daysog stated that there seem to have been a number of accidents at the intersection of Constitution Way and Pacific Avenue; there was an accident yesterday around 4:00 p.m.; the Police and Fire Departments responded quickly; there was a death at the location last year and another death one block up; requested the area be reviewed such as the possibility of bushes being too high.

(05-\_\_\_\_) Councilmember Daysog stated that he was glad that disaster readiness was on the minds of everyone; the next disaster or terrorism strike is not a matter of if, but when; planning ahead benefits the community.

(05-\_\_\_\_) Councilmember Matarrese stated that he received a communication from the town of Asuchio, El Salvador in response to a request from the Social Service Human Relations Board's (SSHRB) Sister City Committee; requested the response be conveyed to the SSHRB for consideration.

(05-\_\_\_\_) Councilmember Matarrese stated that there is a proposed development between 29<sup>th</sup> Avenue and 23<sup>rd</sup> Avenue below International Boulevard in Oakland for 800 to 1200 units of housing; the two streets feed into the Fruitvale and Park Street Bridges; the City should keep an eye on development that occurs on both sides of the Estuary.

(05-\_\_\_\_) Councilmember deHaan stated periodic updates on the budget are supposed to be provided to Council; inquired how often the updates were to occur.

Mayor Johnson responded quarterly.

The City Manager stated that an update is scheduled for next month.

Councilmember deHaan inquired when the ten-year forecast would be presented, to which the City Manager responded November, along with the infrastructure budget.

ADJOURNMENT

(05-\_\_\_\_) There being no further business, Mayor Johnson adjourned the Regular Meeting at 10:00 p.m. in memory of the Hurricane Katrina victims.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

September 15, 2005

Honorable Mayor and Councilmembers:

This is to certify that the claims listed on the check register and shown below have been approved by the proper officials and, in my opinion, represent fair and just charges against the City in accordance with their respective amounts as indicated thereon.

<u>Check Numbers</u>	<u>Amount</u>
140387 - 140839	2,234,257.22
EFT 137	1,548,928.70
EFT 138	25,610.00

Void Checks:

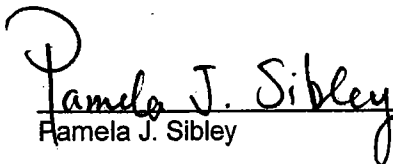
139838	(1,165.00)
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GRAND TOTAL

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3,807,630.92

Respectfully submitted,

  
Pamela J. Sibley

**CITY OF ALAMEDA  
MEMORANDUM**

DATE: September 13, 2005

TO: Honorable Mayor and  
Council Members

FROM: Debra Kurita  
City Manager

RE: Quarterly Financial Report for Period Ending June 30, 2005 (Year-End)

**BACKGROUND**

The unaudited year-end financial report for the fiscal year 2004-05 for all City funds has been completed and is attached as Exhibits A-E. Maze and Associates will audit the City's financial records with final fieldwork scheduled for October 2005. The final audit report for the period ending June 30, 2005 is scheduled to be presented to the Council no later than December 6, 2005.

**DISCUSSION/ANALYSIS**

Enclosed are Exhibits A-E detailing, by fund category, the profile of the 2004-05 expenditures and revenues. Combined expenditures (all funds including Alameda Power & Telecom and Alameda Housing Authority) for 2004-05 totaled \$285,025,090. Estimated combined revenues totaled approximately \$267,045,589. Fund balances and bond proceeds complement the revenues to meet current year expenditures.

General Fund expenditures, including transfers to other funds totaled \$65,082,289, while actual revenues were \$66,363,661. Actual revenues collected were 2.3% less than our revised projection of \$67,895,510. Actual expenditures were 2.1% less than the revised projection of \$66,456,337. On June 30, 2005 the City posted a fund balance of \$19,527,101, an increase of \$1,281,372. The following table details estimates compared to actual for the fiscal year.

	<b>2004/05 Revised Estimate</b>	<b>6/30/05 Actual</b>	<b>Variance Amount</b>	<b>Variance %</b>
Revenue	\$67,895,510	\$66,363,661	\$(1,531,849)	2.3%
Expenditure	\$66,456,337	\$65,082,289	\$(1,374,048)	2.1%
Balance	\$ 1,439,173	\$ 1,281,372	\$ 157,801	10.9%

The detail of the revenues and expenditures by category are found at Exhibits C and D.

**Report 4-C  
9-20-05**

*General Fund Revenues:*

General Fund Revenues Categories	Actual	Percent	Actual	Percent	Actual
	2004-05	Change	2003-04	Change	2002-03
Property Taxes	\$16,347,496	6.7%	\$15,316,019	3.5%	\$14,793,277
Other Local Taxes	25,807,846	6.7%	24,198,483	6.0%	22,833,267
Licenses and Permits	3,563,063	24.0%	2,873,025	16.9%	2,458,386
Use of Money & Property	1,119,288	22.5%	913,860	(61.4)%	2,366,059
Fines & Forfeitures	716,948	2.4%	699,835	(4.5)%	732,588
Revenues from other agencies	5,675,711	27.4%	4,455,578	(14.9)%	5,235,234
Current Services	6,715,779	9.1%	6,153,592	0.1%	6,144,901
Contributions from other Funds	5,479,512	(20.9)%	6,923,749	45.3%	4,765,898
Equipment Replacement	938,018	(29.1)%	1,322,479	13.0	1,170,516
<b>Grand Total</b>	<b>\$66,363,661</b>	<b>5.6%</b>	<b>\$62,856,620</b>	<b>3.9%</b>	<b>60,500,126</b>

The City's General Fund revenues increased by 5.6% over the prior year primarily in revenues from other agencies, licenses and permits and use of money and property. The City derives a significant portion of its General Fund revenues from an economically sensitive mix of sources. Some of the more economically sensitive sources include property tax, sales tax, utility users tax, construction related permit fees and property transfer tax.

Property tax revenues increased by 6.7%, which supports the fact that Alameda continues to be a desirable place to live and do business. However, it is important to note that Fiscal Year 2004-05 was the first year of state funding restructuring under Proposition 1A. The "Triple Flip" reduced our property tax revenues by \$990,741. On the other hand, sales tax allocations from the county pool added \$1,297,960 to the property tax revenues. Ignoring this additional \$307,219 would result in an increase year-over-year of 4.7%. Other local taxes increased by 6.7%, with the largest increase in in-lieu taxes, transfer taxes and transient occupancy tax. Sales tax revenues decreased 14.3% from the prior year. Utility users tax revenues were 2.3% greater than the prior year. Franchise fees increased 4.3% overall.

The 24% increase in licenses and permits as compared to the prior fiscal year is due to increases in the following revenue sources: building, electric & plumbing permits (\$358,475) and Business Licenses (\$145,248).

The increase of 22.5% over the prior year in use of money and property is partly a result of the implementation of GASB 31, which mandates that gains and losses generated by fluctuating market values of securities be systematically recognized. Fluctuation or changes in federal monetary policies, money supply and demand, and the economic outlook as a whole, drive market values of securities up or down. It is important to note that market values fluctuate regularly and that these gains and losses are not realized unless the securities are liquidated. Annually, however, these gains and losses are

netted against investment earnings. The General Fund's share of investment income for 2005 was \$1.014 million compared to \$.791 million in 2004.

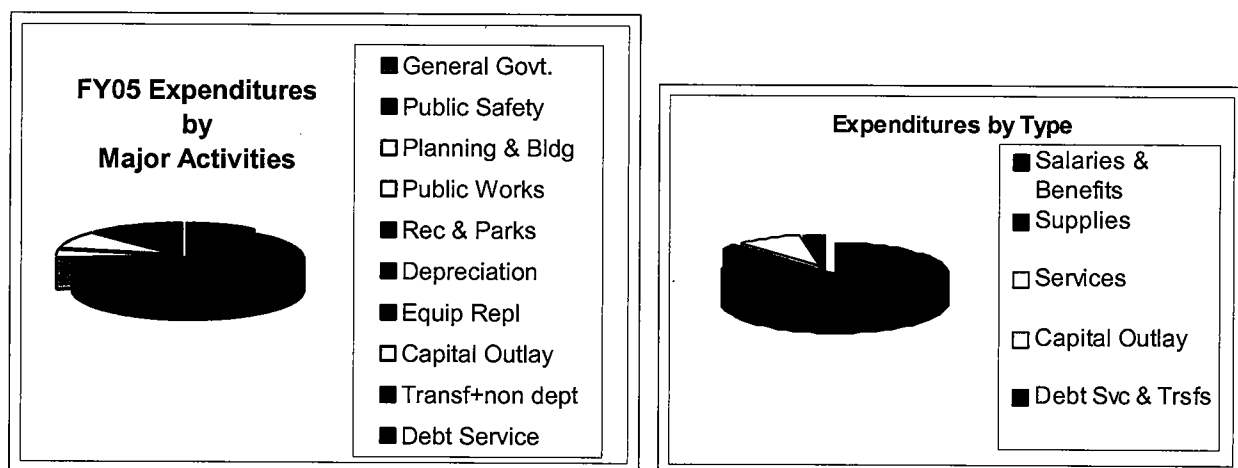
The 27.4% increase in "Revenues from Other Agencies" is primarily from the increase in subventions for vehicle in lieu fees and donations and/or one time revenue. The 20.9% decrease in contributions from other funds is primarily due to realignment of cost allocations primarily to ARRA.

*General Fund Expenditures:*

General Fund expenditures increased by 0.6% over the prior year. The largest single increase over the prior year is a 38.8% increase in contractual services. General Fund expenditures were less than appropriations by 2.07% or \$1,347,048. A comparison of General Fund expenditures by major activities is as follows:

General Fund Expenditure Category	Actual 2004-05	Percent Change	Actual 2003-04	Percent Change	Actual 2002-03
General Govt.	6,427,414	6.0%	6,064,031	-2.5%	6,221,364
Public Safety	41,395,355	2.6%	40,352,629	8.3%	37,250,909
Planning & Bldg.	2,937,265	-1.4%	2,979,199	2.1%	2,917,428
Public Works	6,117,975	-1.2%	6,192,657	-0.3%	6,208,408
Recreation and Parks	3,622,842	-2.7%	3,721,627	0.5%	3,702,565
Depreciation	970,375	-13.0%	1,114,745	0.0%	1,114,792
Equip. Replacement	455,681	-32.6%	676,076	-12.5%	772,226
Capital Outlay	62,659	40.7%	44,539	-72.0%	159,028
Transf. + Non Dept	2,118,875	-18.3%	2,594,662	6.9%	2,427,807
Debt Service	973,848	4.7%	930,000	77.1%	525,000
<b>Total</b>	<b>65,082,289</b>	<b>0.6%</b>	<b>64,670,165</b>	<b>5.5%</b>	<b>61,299,527</b>

The following charts display the General Fund expenditures by major activities and by type for comparative purposes.



*Reserves:*

For the year ended June 30, 2005, \$1,281,372 will be added to General Fund reserves for a total of \$19,527,101. The Council's stated goal is 25% of operating expenses should be held in reserve. The target for year-end is \$16,270,572. The Governmental Accounting Standards Board (GASB) requires that the accrued vacation liabilities and post employment health benefits be designated at year-end. These items represent \$3,862,814 of the fund balance. Further, \$5,858,995 in loans to other funds are outstanding as of year-end.

The City of Alameda, consistent with the requirements of the Governmental Accounting Standards Board, has established a number of required reserves in its various funds, i.e. Risk Management Fund, Unemployment Insurance Fund and reserves for compensated leave. The reserves reflected in the Risk Management Fund are for reported and incurred claims.

*Other City Funds:*

A brief discussion of the activities of the Special Revenue Funds can be found on the attached Exhibit A titled "Special Revenue Funds". The corresponding financial information for all Special Revenue Funds is contained in Exhibits F, G and H.

BUDGET/FINANCIAL IMPACT

The attached exhibits outline the budget to actual comparison for revenues and expenditures for all City funds. In addition, a "Summary Analysis of Funds" is attached herein as Exhibit H. It is important to note that these are unaudited results for the 2004-2005 fiscal year.

RECOMMENDATION

Accept the unaudited financial report for year ending June 30, 2005.

Respectfully submitted,

  
Juella-Ann Boyer  
Chief Financial Officer

JB/dl



Attachments: Exhibit A – Special Revenue Funds analysis  
Exhibit B – Recap  
Exhibit C – General Fund Revenue  
Exhibit D – General Fund Expense  
Exhibit E – General Fund Adjustments for Quarter 4  
Exhibit F – Special Revenue Funds, Revenue  
Exhibit G – Special Revenue Funds, Expense  
Exhibit H – Summary of Adjustments – Other Funds Quarter 4  
Exhibit I – Summary Analysis of Funds

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## EXHIBIT A

### SPECIAL REVENUE FUNDS ANALYSES

#### **Police/Fire Impact Fees**

Fees calculated for police and fire impacts of new construction. Fees collected were \$82,880 and \$35,000 was expended for debt service. The fund balance at June 30, 2005 was \$53,379.

#### **Construction Improvement Fund**

Established to set aside monies for major capital improvement projects not otherwise provided. Revenues were \$826,783; \$278,956 was expended leaving a fund balance of \$1,013,302 at June 30, 2005.

#### **Library Operations Fund**

Revenues from the 1.75 cent property tax plus fines and other miscellaneous revenues totaled \$2,840,914 while operating costs totaled \$2,918,223. The operating deficit was covered by a beginning fund balance thus leaving a fund balance of \$11,967 at June 30, 2005.

#### **Gas Tax Funds**

Revenues recovered from the State under Streets and Highways Code Sections 2105, 2106, 2107 and 2107.5 totaled \$1,410,349. Expenditures for street maintenance and construction projects totaled \$1,338,188. The fund balance at June 30, 2005 is \$72,161.

#### **Traffic Safety Fund**

The City's share of receipts from moving violation citations issued by the Alameda Police Department totaled \$190,052. These funds were expended leaving a zero balance at year-end.

#### **Measure B Funds**

*Voter-approved November 1986.*

Our pro-rata share of the one-half cent sales tax generated \$34,876 in revenues and \$960,270 was expended for projects. The remaining fund balance is \$691,902 at June 30, 2005.

*Measure B 2000 (Voter-approved November 2000)*

The fund is divided into seven categories with restricted uses. Uses and fund balances are as follows:

▪ Local streets and roads	\$1,210,167
▪ Bicycle and pedestrian improvements	\$86,528
▪ Alameda Ferry	\$586,790
▪ Paratransit	\$245,160
▪ Capital construction projects	\$110,721
▪ Gap funding	-0-
▪ New county program	-0-

**Tidelands Fund**

This trust fund accounts for revenues from tidelands property leases of \$291,974. Expenditures of \$129,654 were made from maintenance of the properties. The fund balance was \$903,773 as of June 30, 2005.

**Narcotics Asset Seizure Fund**

Revenues are derived from the sale of assets confiscated from convicted felons. This year's revenues were \$24,286. Expenditures of \$47,005 were made to pay debt service for the jail construction projects. The fund balance was a deficit of \$(83,273) at June 30, 2005.

**Dwelling Unit Tax Fund**

Enabling legislation directs 5/6 of the fees collected be used for park improvements and 1/6 to the Library Construction Fund. Of the \$158,497 in revenues, \$26,286 was transferred to the Library Construction Fund and \$137,058 was expended on park maintenance and park improvements. The fund balance is \$42,840 as of June 30, 2005.

**Parking In-Lieu Fund**

Fees are collected against certain properties and are expended for parking projects. Interest of \$1,215 was earned but no other fees were collected. The fund balance is \$72,038 as of June 30, 2005.

**Parking Meter Fund**

Parking meter revenues are collected from Park Street, Webster Street and other city lots. Revenues totaled \$516,605 while expenditures were \$1,461,783 leaving a balance of \$1,306,675 as of June 30, 2005.

**Vehicle Registration Surcharge (AB 434)**

This fee imposed on all registered vehicles was intended to help fund traffic management programs. This year, only interest income of \$636 was received. The fund balance as of June 30, 2005 is \$37,722.

**Garbage Surcharge Fund**

A surcharge on residential and commercial accounts funds the closure and monitoring of the former dumpsite. Revenues were \$182,937 and expenditures were \$141,495 with a fund balance of \$472,232 as of June 30, 2005.

**Curbside Recycling**

Fees are no longer collected. However, interest revenues were \$14,227 while expenditures were \$72,563. The fund balance is \$188,883 as of June 30, 2005.

**Waste Reduction Surcharge**

This revenue is intended to reduce the volume of trash and is a fee paid by the franchise. In addition, revenues are received from County Measure D. This year the funds received were \$810,356 and expended were \$464,494 for programs related to volume reduction. The fund balance at June 30, 2005 is \$4,159,188.

**Assessment Districts (Operations and Maintenance)**

There are three districts and one district has seven zones. Revenues from property assessments plus interest earnings totaled \$1,275,858 while expenditures totaled \$975,033. The sum of fund balances was \$871,019 as of June 30, 2005.

**Athletic Trust**

Participants in the recreation fee programs paid fees totaling \$1,624,170 while the cost to provide the programs was \$1,535,087. The fund balance at June 30, 2005 was \$450,975.

**Public Art Fund**

Developer contributions support the purchase and placement of public art in new commercial, industrial, residential and municipal areas. At June 30, 2005 the fund balance was \$15,065.

**Senior Citizen Transportation Assistance Fund**

Door-to-door transportation service for frail, elderly and/or disabled persons is provided by county grant monies administered by the Metropolitan Transportation Commission. Revenues and expenditures were each \$80,136. The fund balance is \$26,022 as of June 30, 2005.

### **Dike Maintenance**

The Bay Farm Island Reclamation District has paid into this trust for the continued maintenance and operation of various dikes on Bay Farm Island. The investment income added \$5,367 to the fund balance of \$318,164 as of June 30, 2005.

The following funds are managed by the Development Services Department and represent the major redevelopment, economic development and community development projects and programs with oversight by the City Council, the Community Improvement Commission and the Alameda Reuse and Redevelopment Authority.

### **West End Community Improvement Project**

Redevelopment – incremental property taxes from the designated area are distributed to owners, to low- and moderate-income housing and to the agency for annual operating costs. This year, bond proceeds for projects were also made available. Total revenues were \$12,645,976 with \$18,447,910 expended. The remaining fund balance is \$32,440,000

Housing – 20% of incremental property taxes are set aside for low- and moderate-income housing projects. Revenues of \$949,812 were offset by \$1,493,815 in expenditures with a fund balance of \$497,567 as of June 30, 2005.

### **Business and Waterfront Improvement Project**

Redevelopment – incremental property taxes from the designated area are distributed as follows: 20% low- and moderate-income housing, 25% passed to other taxing entities per agreement and 55% retained by the agency for operations and projects. Revenues of \$3,326,512 supported expenditures of \$4,396,620 leaving a fund balance deficit of \$(20,277).

Housing – the tax increment, bond proceeds and in-lieu fees produced \$1,487,267 in revenues. In turn, \$1,812,886 was expended leaving a fund balance of \$1,139,866.

### **Alameda Point Improvement Project**

Redevelopment – incremental property taxes produced \$703,475 in revenues to support \$789,602 in expenditures. The fund balance deficit is \$(1,512,102).

Housing – the 20% of tax increment produced \$179,696 of revenues in support of \$77,802 in expenditures. The fund balance is \$308,414.

### **Fleet Industrial Supply Center (FISC)**

Lease Revenue – Revenues from leases totaled \$3,406,071 and supported operations and capital projects totaling \$3,393,629. The fund balance deficit is \$(2,500,781).

Catellus – Revenues and expenditures support the development project per agreement. The deficit fund balance is \$(2,072,406).

### **Commercial Revitalization**

Rental income of \$60,878 supported expenditures of \$155,539 leaving a fund balance of \$509,639.

### **Rehabilitation Prepayment Fund**

Revenues of \$332,956 represent payments in connection with low interest and subsidized loans via community development block grant funds. Expenditures totaled \$402,979 leaving a fund balance of \$842,294 at year-end.

### **Housing Development**

The fund balance is \$104,736 at year-end.

### **Affordable Housing**

Fees are paid by developers in support of affordable housing projects. Revenues of \$222,895 supported expenditures of \$170,943. The fund balance is \$218,365.

### **Human Services**

Several major programs, i.e. Social Services and Human Relations Board, are accumulated in this fund. There are a variety of funding sources totaling \$280,134. The program expenditures totaled \$317,503. The fund balance is \$9,113.

**CHRPO/Lead**

The State Department of Housing and Community Development provides funds for housing rehabilitation. Revenues were \$23,048 to support expenditures of \$58,407. The fund balance deficit is \$(10,230).

**CAPITAL PROJECT FUNDS**

**Wastewater Capital Reserve**

The State Water Resources Control Board requires the establishment of a reserve set-aside as a condition of loans for sanitary sewer purposes. This fund was created to meet this requirement with a transfer in from the sewer fund of \$8,135.

**Capital Improvement Fund**

Funds received from a variety of sources in support of public infrastructure projects. The fund balance is \$12,736,768 as of June 30, 2005.

**Marina Village Assessment District**

Established to finance the construction and acquisition of public improvements in the district. There was interest earned of \$49,984 and no expenditures. The fund balance is \$2,538,556.

**Harbor Bay Isle Assessment District**

\$500,818 in contributions was provided to support construction of public improvements. Expenditures were \$866,660, leaving a fund balance of \$1,087,170 at year-end.

**Library Construction Fund**

Revenues from grant payments and bond proceeds support construction projects. Revenues were \$38,912 and expenses were \$167,947. The fund balance is \$1,202,088.

**Open Space Improvement Fund**

The purpose is to support open space and recreation facilities. Revenues were \$16,923. Property was purchased for an addition to Towata Park for \$111,852. The fund balance is \$903,486 at June 30, 2005.

### **2003 Alameda Point Bond Project**

Demand Revenue Bonds sold in 2003 fund major construction and improvement projects in the area. Revenues were \$59,914 while expenditures were \$1,965,683. The year-end fund balance is \$1,281,576.

### **Citywide Development Impact Fees**

Established to fund improvement and replacement needs in parks, recreation, public buildings, traffic and other facilities. Fees are collected by use within geographic areas. Total revenues were negative as a majority of funds needed to be reclassified. There were no expenditures. Fund balance at year-end was \$1,047,869.

### **Transportation Improvement Fund**

These monies are restricted to construction and improvement of traffic mitigation projects at Bay Farm Island. Revenues were \$457,869 and expenditures were \$1,696,306. The fund balance is \$481,006 at year-end.

### **Urban Runoff**

The Storm Water Utility Fee is collected with property taxes in order to fund programs in compliance with federal requirements for the Clean Water Act. Revenues of \$2,705,089 supported expenditures of \$1,695,615 leaving a fund balance of \$4,014,759 at June 30, 2005.

### **Community Facilities Districts**

Established to finance acquisition and construction of facilities within the district:

CFD #1 (Harbor Bay) – has a fund balance of \$212.

CFD #2 (Lincoln Property) – earned interest revenue of \$9,532 leaving a fund balance of \$461,263.

## **DEBT SERVICE FUNDS**

Debt Service funds receive revenues from a variety of designated funding sources to pay the debt service on the outstanding issues.

Total revenues were \$19,496,742 and expenditures were \$21,945,721. The remaining fund balance is \$71,176,194.



## **ENTERPRISE FUNDS**

### **Golf**

This fund accounts for all transactions relating to the Chuck Corica Golf Complex. Receipts totaled \$4,360,358 and expenditures totaled \$4,948,025. The fund balance is \$7,664,761.

### **Sewer Service**

This fund accounts for all transactions relating to the operation and maintenance of sewer operations. Revenues were \$5,425,271 and expenditures were \$3,937,616. The fund balance is \$44,355,693.

### **Ferry Service**

This fund accounts for all transactions relating to the provision of ferry service. Revenues were \$2,735,884 and expenditures were \$3,408,297. The fund balance at year-end is \$9,951,459.

## **INTERNAL SERVICE FUNDS**

The purpose of Internal Service Funds is to finance and account for special activities and services performed by one department for other departments of the City on a cost reimbursement basis. In total the revenues were \$5,144,633 and expenditures were \$5,406,086. The fund balance is a deficit of \$(3,418,139). The Workers Compensation Self Insurance Fund has the largest fund balance deficit based primarily on future claims. These claims will mature over five to ten years.

## **TRUST FUNDS**

### **Pension Fund 1079**

General Fund contributions and interest earnings support payments to retirees and other reporting expenditures. Contributions of \$3,163,419 for approximately 56 retirees and qualified beneficiaries are covered by this fund.

### **Pension Fund 1082**

There are two retirees supported by contributions from the General Fund. In addition, post employment health benefits were funded and paid for eligible retirees. These costs were \$1,257,521.

	RECAPITULATION OF RECEIPTS AND DISBURSEMENTS									
	PERIOD ENDING JUNE 30, 2005									
	UNAUDITED									
	2004-05 Actual	Actual vs Budgeted	2004-05 Amended Budget	Qtr 4 Amendments	Qtr 3 Amendments	Qtr 2 Amendments	Qtr 1 Amendments	2004-05 Adopted		
AUDITED FUND BALANCE - July 1, 2004	* \$ 18,245,729		\$ 18,245,729				\$ (332,647)	\$ 1,829,763	\$ 16,748,613	
Property Taxes	\$ 16,347,496		\$ 15,841,620	\$ 718,000				\$ 259,620	\$ 14,864,000	
Other Local Taxes	23,307,846		23,403,581	(497,082)	191,036	200,000		(2,026,840)	25,536,467	
Licenses and Permits	3,563,063		3,503,252		345,000				3,158,252	
Use of Money and Property	1,119,288		2,098,200	300,000					1,798,200	
Fines and Forfeitures	716,948		901,500	20,000					881,500	
Revenue from Other Agencies	5,675,711		5,919,198	25,100	1,049,512			23,886	4,820,700	
Current Services	6,715,779		6,143,327	379,244	(253,082)	26,059		(500,000)	6,491,107	
Contributions from other funds	7,979,512		\$8,581,957	(23,465)	(2,355,000)	1,002,164			9,958,258	
Equipmt Replmt/Depreciation	938,018		\$1,502,875					1,502,875		
	\$ 66,363,661	97.74%	\$ 67,895,510	\$ 921,797	\$ (1,022,534)	\$ 1,228,223	\$ (740,459)		\$ 67,508,484	
City Administration	\$ 6,427,414		\$ 6,350,115	\$ 80,168	\$ 29,846	\$ 125,521	\$ 40,660	\$ 6,073,920		
Public Safety	41,395,355		41,340,387	442,974	(2,496,716)	71,570	(404,969)	43,727,528		
Planning/Building	2,937,265		2,951,184	77,071	(86,050)	239,059		2,721,104		
Public Works	6,117,975		6,864,043	370,686	(515,700)	900,303	(57,000)	6,165,754		
Recreation Services	3,622,842		3,708,234	68,443	(80,600)	(70,200)	28,400	3,762,191		
Depreciation	970,375		1,285,375		(217,500)		1,502,875			
Equipment Replacement	455,681		395,600		(49,109)	(26,600)	471,309	0		
Capital Outlay	62,659		129,134	(200)	(9,435)	(117,600)	256,369	0		
Transfers	1,942,820		2,252,065	(978,880)	(2,874,120)	27,077	639,917	5,438,071		
Debt Service	973,848		973,848			0		973,848		
Non-Departmental	176,055		206,352	(157,610)		158,610		205,352		
	\$ 65,082,289	97.93%	\$ 66,456,337	\$ (97,348)	\$ (6,299,384)	\$ 1,307,741	\$ 2,477,561	\$ 69,067,768		
CURRENT YEAR BALANCE OF REVENUES VS. EXPENDITURES	\$ 1,281,372		\$ 1,439,173	\$ 1,019,145	\$ 5,276,850	\$ (79,518)	\$ (3,218,020)	\$ (1,559,284)		
ESTIMATED FUND BALANCE - JUNE 30, 2005	* \$ 19,527,101		\$ 19,684,902	\$ 1,019,145	\$ 5,276,850	\$ (412,165)	\$ (1,388,257)	\$ 15,189,329		
Accrued Vacation	\$ 2,557,814									
Post Employment Health	1,305,000									
Total	\$ 3,862,814									

## GENERAL FUND REVENUES

ACCT NO.	DESCRIPTION	PERCENT OF TOTAL	ORIGINAL EST. 2004-05	1st Qtr Adjustments	2nd Qtr Adjustments	3rd Qtr Adjustments	4th Qtr Adjustments	REVISED EST. 2004-05	ACTUAL 30-Jun-05	BALANCE TO COLLECT	PERCENT COLLECTED
<b>PROPERTY TAXES (3100)</b>											
31100	Secured		\$ 13,182,000				\$ 818,000	\$ 14,000,000	\$ 14,874,627	\$ (674,627)	104.82%
31200	Unsecured		1,250,000					1,250,000	1,161,418	88,582	92.91%
31400	Prior Secured		75,000					75,000	(30,824)	105,824	-0.400322933
31500	Prior Unsecured		67,000					67,000	21,214	45,786	31.66%
31700	Homeowner's Exemptions		290,000				(100,000)	190,000	213,842	(23,842)	112.44%
31900	Net effect of Triple Flip		0	259,620			(1,250,000)	(990,380)	(990,741)	361	100.04%
31901	Property Tax Triple Flip		0	0			1,250,000	1,250,000	1,297,960	(47,960)	103.84%
<b>SUB TOTAL - PROPERTY TAXES</b>			<b>\$ 14,864,000</b>	<b>\$ 259,620</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 718,000</b>	<b>\$ 15,841,620</b>	<b>\$ 16,347,496</b>	<b>\$ (505,876)</b>	<b>103.19%</b>
<b>OTHER LOCAL TAXES (3200)</b>											
32100	Sales Tax		\$ 5,100,000					\$ 5,100,000	\$ 4,756,425	\$ 343,575	93.26%
32110	Sales Tax (Prop 172)		4,076,840	(2,026,840)			(360,839)	500,000	465,731	34,269	93.15%
32200	Property Transfer Tax		3,600,000				(50,000)	4,200,000	4,330,837	(130,837)	103.12%
32300	Utility Users Tax		7,900,000				(150,000)	7,900,000	8,062,147	(162,147)	102.05%
32400	Transient Occupancy Tax		650,000				90,000	740,000	812,691	(72,691)	109.82%
32500	PG&E Franchise Fees		200,000				(34,169)	165,831	165,831	(0)	100.00%
32510	Garbage Franchise		1,580,993		200,000		(660,993)	1,120,000	1,143,821	(23,821)	102.13%
32520	Cable Franchise Fees		453,634				(88,634)	365,000	268,768	96,232	73.64%
32550	Taxi Franchise Fees		15,000				(210,000)	15,000	15,470	(470)	103.13%
32560	ATS Franchise Fee		500,000					290,000	255,513	34,487	88.11%
32600	Housing Authority In Lieu		190,000					190,000	190,000	0	100.00%
32610	Payment In Lieu of Taxes		1,270,000				823,000	2,093,000	2,093,696	(696)	100.03%
32000	Other Taxes		0				724,750	724,750	746,915	(22,165)	103.06%
<b>SUB TOTAL - OTHER TAXES</b>			<b>\$ 25,536,467</b>	<b>\$ (2,026,840)</b>	<b>\$ 200,000</b>	<b>\$ 191,036</b>	<b>\$ (497,082)</b>	<b>\$ 23,403,581</b>	<b>\$ 23,307,846</b>	<b>\$ 95,735</b>	<b>99.59%</b>
<b>LICENSES &amp; PERMITS (3300)</b>											
33063	Permit Tracking Fee		\$ 90,000					\$ 135,000	\$ 129,637	\$ 5,363	96.03%
33064	Community Planning Fee		200,000					200,000	175,090	24,910	87.55%
33100	Business Licenses		1,465,300					1,465,300	1,678,176	(212,876)	114.53%
33150	Taxi Permit		3,000					3,000	1,300	1,700	43.33%
33200	Bicycle Licenses		500					500	313	187	62.60%
33400	Building Permits		1,050,000					1,150,000	1,079,185	70,815	93.84%
33410	Encroachment Permit Fees		16,090					16,090	667	15,423	4.15%
33500	Electrical Permits		160,000					210,000	205,634	4,366	97.92%
33600	Plumbing Permits		165,000					315,000	288,578	26,422	91.61%
33700	Concrete Permits		5,000					5,000	3,463	1,537	69.26%
33900	Miscellaneous Permits		3,362					3,362	1,020	2,342	30.34%
<b>SUB TOTAL - LICENSES &amp; PERMITS</b>			<b>\$ 3,158,252</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 345,000</b>	<b>\$ 0</b>	<b>\$ 3,503,252</b>	<b>\$ 3,563,063</b>	<b>\$ (59,811)</b>	<b>101.71%</b>
<b>USE OF MONEY &amp; PROPERTY (3500)</b>											
35100	Interest Income		\$ 1,700,000					\$ 2,000,000	\$ 1,013,892	\$ 986,108	50.69%
35300	Rental Income		97,200					97,200	105,397	(8,197)	108.43%
35400	Concessions Income		1,000					1,000	0	1,000	0.00%
<b>SUB TOTAL - USE OF MONEY</b>			<b>\$ 1,798,200</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 300,000</b>	<b>\$ 2,098,200</b>	<b>\$ 1,119,288</b>	<b>\$ 978,912</b>	<b>53.35%</b>

## GENERAL FUND REVENUES

Exhibit C

ACCT NO. DESCRIPTION	PERCENT OF TOTAL	ORIGINAL EST. 2004-05	1st Qtr Adjustments	2nd Qtr Adjustments	3rd Qtr Adjustments	4th Qtr Adjustments	REVISED EST. 2004-05	ACTUAL 30-Jun-05	BALANCE TO COLLECT	PERCENT COLLECTED
<b>FINES AND FORFEITURES (3400)</b>										
34100 Ordinance Violations		\$ 681,000					\$ 681,000	\$ 474,095	\$ 206,905	69.62%
34410 Permit Penalties		100,000					150,000	158,325	(8,325)	105.55%
34910 Enforcement & Appeal		500					500	570	(70)	114.00%
34950 Traffic School Fees		100,000					70,000	83,959	(13,959)	119.94%
<b>SUB TOTAL - FINES &amp; FORFEITS</b>	<b>1.36%</b>	<b>\$ 881,500</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 20,000</b>	<b>\$ 901,500</b>	<b>\$ 716,948</b>	<b>\$ 184,552</b>	<b>79.53%</b>
<b>REVENUE FROM OTHER AGENCIES</b>										
36220 State Highway Maintenance		\$ 49,200					\$ 49,200	\$ 46,137	\$ 3,063	93.77%
36226 Misc Reimbursements		100,000					100,000	0	100,000	0.00%
36227 Booking Fees Reimbursement		200,000					200,954	200,954	(954)	100.48%
36310 County Grant		0	23,886				23,886	28,461	(4,575)	119.16%
36320 County Reimbursement - ALS		265,000			(256,000)		9,000	0	9,000	0.00%
36490 Post Reimbursements		80,000					80,000	47,328	32,672	59.16%
36520 Mandated Cost Reimb State		4,000,000			36,112		36,112	36,112	0	100.00%
36800 Motor Vehicle in Lieu		102,000			1,180,000		5,180,000	5,083,751	96,249	98.14%
36930 Park Fund Contribution		24,500			89,400		102,000	87,296	14,704	85.58%
36990 Other Contrib/Donation							139,000	145,672	(6,672)	104.80%
<b>SUB TOTAL - REVENUES FROM OTHERS</b>	<b>8.92%</b>	<b>\$ 4,820,700</b>	<b>\$ 23,886</b>	<b>\$ 0</b>	<b>\$ 1,049,512</b>	<b>\$ 25,100</b>	<b>\$ 5,919,198</b>	<b>\$ 5,675,711</b>	<b>\$ 243,487</b>	<b>95.89%</b>
<b>CURRENT SERVICES (3700 &amp; 3900)</b>										
39900 General Administration		\$ 285,675					\$ 411,326	\$ 665,032	\$ (253,706)	232.79%
37900 Annual Maintenance Revenue		0					26,059	10,279	15,780	39.44%
37080 Engineer Service Fees		2,438,578	(500,000)		(68,000)		1,565,135	1,686,673	(121,538)	107.77%
37160 Plan Check Fees		84,000					98,750	157,920	(59,170)	159.92%
39900 City Attorney		105,000					125,000	152,086	(27,086)	144.84%
37900 Other Current Services		35,000					18,128	1,704	16,424	4.87%
39900 Police		229,675			30,000		241,475	245,089	(3,614)	101.50%
37360 Police Contract Overtime*		0					13,000	15,847	(2,847)	121.90%
39900 Planning		426,600					300,200	254,548	45,652	59.67%
39900 Recreation		150,000					107,500	86,870	20,630	57.91%
39900 Public Works		84,643			29,243		212,918	119,416	93,502	141.08%
37460 Fire - Ambulance Fees		1,418,000					1,708,000	1,862,454	(154,454)	131.34%
39900 Development/Building Services		883,936			70,000		1,180,836	1,301,036	(120,200)	147.19%
37510 Golf Surcharge		350,000					135,000	156,825	(21,825)	44.81%
<b>SUB TOTAL - CURRENT SERVICES</b>	<b>9.25%</b>	<b>\$ 6,491,107</b>	<b>\$ (500,000)</b>	<b>\$ 26,059</b>	<b>\$ (253,082)</b>	<b>\$ 379,244</b>	<b>\$ 6,143,327</b>	<b>\$ 6,715,779</b>	<b>\$ (572,452)</b>	<b>109.32%</b>

GENERAL FUND REVENUES

ACCT NO.	DESCRIPTION	PERCENT OF TOTAL	ORIGINAL EST. 2004-05	1st Qtr Adjustments	2nd Qtr Adjustments	3rd Qtr Adjustments	4th Qtr Adjustments	REVISED EST. 2004-05	ACTUAL 30-Jun-05	BALANCE TO COLLECT	PERCENT COLLECTED
<b>CONTRIBUTIONS FROM OTHER FUNDS</b>											
38101	Trsf from GF		\$0			\$ 200,000		200,000	\$0	\$ 200,000	0.00%
38164	Trsf from CIT		0		336,894			336,894	276,615	60,279	100.00%
38201	Trsf from CIC-WECIP		153,867					153,867	153,867	0	100.00%
38202	Trsf from Low/Mod-WECIP		40,768					40,768	40,768	0	100.00%
38203	Trsf from CIC-BWIP		494,685					494,685	494,685	0	100.00%
38204	Trsf from Low/Mod BWIP		58,782					58,782	58,782	0	100.00%
38205	Tfr from CIC-Alameda Point		299,284					299,284	299,284	0	100.00%
38206	Trsf from Low/Mod APip		7,367					7,367	7,367	0	100.00%
38210	Trsf from Library		0		80,000			80,000	80,000	0	100.00%
38211	Trsf from Gas Tax		1,272,149		98,669			1,370,818	1,272,533	98,286	92.83%
38213	Trsf from Traffic Safety		250,000			(100,000)		150,000	190,052	(40,052)	126.70%
38216	Trsf from Tidelands		64,248		54,207			118,455	72,648	45,807	61.33%
38221	Trsf from DUT		0		17,598			17,598	17,598	0	100.00%
38224	Trsf from Parking Meters		110,628		47,001			157,629	150,194	7,435	95.28%
38227	Trsf from Comm'l Revitl		3,885					3,885	3,885	0	100.00%
38236	Trsf from CDBG		10,000					10,000	0	10,000	0.00%
38256	Trsf from FISC Revenue		53,909					53,909	53,909	0	100.00%
38266	Trsf from Affordable Housing		122,952				(30,738)	92,214	92,214	0	100.00%
38270	Trsf from Garbage Surcharge		41,830		169,735			211,565	114,944	96,621	54.33%
38273	Trsf from Curbside Recycling		19,356					19,356	19,356	0	100.00%
38274	Trsf from Waste Reduction		117,220					117,220	117,220	0	100.00%
38276	Trsf from Marina Cove		0				7,273	7,273	7,273	0	100.00%
38280	Trsf from Athletic Trust		59,352					59,352	59,352	0	100.00%
38285	Trsf from Public Arts							0	15,000	(15,000)	0.00%
38310	Trsf from CIP		75,000					75,000	66,491	8,509	88.65%
38328	Trsf from 2003 AP Bond		0			45,000		45,000	82,500	(37,500)	183.33%
38351	Trsf from Urban Runoff		320,506		168,060			488,566	320,506	168,060	65.60%
32530	Bureau of Elec. Franchise Fee		2,500,000					2,500,000	2,500,000	0	100.00%
38601	Trsf from Golf Course		312,321		30,000			342,321	342,321	0	100.00%
38602	Trsf from Sewer Service		357,405					357,405	357,405	0	100.00%
38858	ARRA		3,212,744			(2,500,000)		712,744	712,744	0	100.00%
<b>SUB TOTAL - CONTRIBUTIONS</b>		12.93%	\$ 9,958,258	\$0	\$ 1,002,164	\$ (2,355,000)	\$ (23,465)	\$ 8,581,957	\$ 7,979,512	\$ 602,445	92.98%
<b>TOTAL - GENERAL FUND</b>		100.00%	\$ 67,508,484	\$ (2,243,334)	\$ 1,228,223	\$ (1,022,534)	\$ 921,797	\$ 66,392,635	\$ 65,425,644	\$ 966,992	98.54%
<b>Fund 119 Equipment Replacement Depreciation</b>											
<b>GRAND TOTAL - GENERAL FUND</b>			\$0.00	\$ 1,502,875	\$ 1,228,223	\$ (1,022,534)	\$ 921,797	\$ 67,395,510	\$ 66,363,661	\$ 1,531,849	97.74%

Exhibit D

GENERAL FUND		ORIGINAL		APPROPRIATIONS		First Qtr		Second Qtr		Third Qtr		Fourth Qtr		Adjusted EXPENDITURES		BALANCE		PERCENT	
City Administration		2004-05		Adjustments		Adjustments		Adjustments		Adjustments		Adjustments		June 30 2005		June 30 2005		EXPENDED	
1210	City Council	\$	126,396			\$	5,596.00	\$	4,950	\$	208	\$	137,150	\$	147,766	\$	(10,616)		107.74%
2110	City Manager		970,816				132,000		(51,500)		12,202		1,063,518		1,032,405		31,113		97.07%
2210	City Clerk		343,460				30,720		(7,200)		6,060		373,040		371,531		1,508		99.60%
2310	City Attorney		911,337			40,660			(645)		10,826		962,178		963,354		(1,176)		100.12%
2410	Finance		1,887,470						(36,250)		20,970		1,872,190		1,988,715		(116,526)		106.22%
2510	Human Resources		1,037,024				(42,795)		140,087		18,942		1,153,258		1,140,014		13,244		98.85%
2610	Information Technology		797,417						(19,596)		10,961		788,782		783,628		5,154		99.35%
GENERAL GOVT SUB TOTAL:		\$	6,073,920	\$	40,660	\$	125,521	\$	29,846	\$	80,168	\$	6,350,115	\$	6,427,414	\$	(77,299)		101.22%
Public Safety																			
Police Services																			
3110	Bureau of Services	\$	5,230,185				\$ (13,830)	\$	(196,361)	\$	87,190	\$	5,107,184	\$	5,205,627	\$	(98,442)		101.93%
3120	Bureau of Operations		15,198,746		(404,969)		85,400		(466,176)		2,362,119		16,775,121		16,829,915		(54,794)		100.33%
3130	Animal Shelter		307,423						(31,828)		4,901		280,496		284,468		(3,971)		101.42%
3140	Police Contract Overtime*		0								83		83		12,985		(12,902)		15606.71%
3190	Crossing Guards		181,344						(18,249)		1,123		164,218		183,175		(18,957)		111.54%
Fire Services		\$	20,917,698	\$	(404,969)	\$	71,570	\$	(712,613)	\$	2,455,417	\$	22,327,103	\$	22,516,169	\$	(189,066)		100.85%
3210	Emergency Services		9,473,030					\$	(642,582)	\$	2,326,810	\$	11,157,258	\$	12,211,739	\$	(1,054,481)		109.45%
3220	Preventive Services		1,398,662						(9,900)		35,024		1,423,786		1,297,480		126,306		91.13%
3230	Advanced Life Support		6,238,138						(1,620)		46,662		6,283,179		5,369,967		913,213		85.47%
Police / Fire Pension		\$	17,109,830	\$	\$0	\$	\$0	\$	(654,103)	\$	2,408,496	\$	18,864,223	\$	18,879,186	\$	(14,963)		100.08%
PUBLIC SAFETY SUB TOTAL:		\$	5,700,000	\$	\$0	\$	\$0	\$	(1,130,000)	\$	(4,420,940)	\$	149,060	\$	\$0	\$	149,060		0.00%
Planning		\$	43,727,528	\$	(404,969)	\$	71,570	\$	(2,496,716)	\$	442,973	\$	41,340,387	\$	41,395,355	\$	(54,968)		100.13%
4110	Development Review		563,289				\$ 180,500	\$	(76,065)	\$	30,648	\$	698,372	\$	703,729	\$	(5,357)		100.77%
4120	Policy Dev. & Environ. Review		387,532				(3,350)		(84,625)		1,789		301,346		295,543		5,803		98.07%
4600	Planning Annual Maintenance		0				26,059					26,059		6,859		19,200		26.32%	
PUBLIC SAFETY SUB TOTAL:		\$	950,821	\$	\$0	\$	203,209	\$	(160,690)	\$	32,437	\$	1,025,777	\$	1,006,130	\$	19,646		98.08%

ORIGINAL  
APPROPRIATIONS  
2004-05

GENERAL FUND

Development Services

	First Qtr Adjustments	Second Qtr Adjustments	Third Qtr Adjustments	Fourth Qtr Adjustments	Adjusted EXPENDITURES Appropriations	June 30 2005	BALANCE June 30 2005	PERCENT EXPENDED
4520 Building Services	\$	35,850	\$ 79,175	\$ 33,453	\$ 1,619,162	\$ 1,646,702	\$ (27,540)	101.70%
4540 Code Enforcement			(4,535)	11,182	306,246	284,432	21,813	92.88%
	\$ 1,770,283	\$ 35,850	\$ 74,640	\$ 44,634	\$ 1,925,407	\$ 1,931,134	\$ (5,727)	100.30%
<b>PLAN/BUILDING SUB TOTAL:</b>	\$ 2,721,104	\$ 239,059	\$ (86,050)	\$ 77,071	\$ 2,951,184	\$ 2,937,265	\$ 13,919	99.53%

Public Works

4205 Administration	\$ 460,695	\$ (8,210)	\$ (34,000)	\$ 34,752	\$ 453,237	\$ 446,324	\$ 6,913	98.47%
4215 Capital Projects Division	1,630,035	(28,600)	(288,200)	49,166	1,325,401	1,195,771	129,630	90.22%
4225 Land Development & Transportation Div.	1,320,033	(41,050)	(181,600)	45,964	1,143,347	1,087,166	56,181	95.09%
4230 Maintenance Services	2,365,856	(85,000)	4,500	158,836	2,444,192	2,360,840	83,352	96.59%
4245 Cable Television	100,007	(10,000)	(36,400)	(3,616)	49,991	36,340	13,651	72.69%
4290 Street Lighting	299,128			85,353	374,481	374,460	21	99.99%
4300 PW Annual Maintenance	0	1,073,163		231	1,073,394	617,074	456,320	57.49%
<b>PUBLIC WORKS SUB TOTAL:</b>	\$ 6,165,754	\$ (57,000)	\$ (515,700)	\$ 370,686	\$ 6,864,043	\$ 6,117,975	\$ 746,068	89.13%

Recreation Services

5110 Recreation	\$ 1,631,380	\$ (56,454)	\$ (12,643)	\$ 26,600	\$ 1,588,883	\$ 1,485,900	\$ 102,983	93.52%
5120 Parks	1,717,961	(46,946)	(49,557)	34,576	1,656,034	1,698,272	(42,238)	102.55%
5150 Mastick Senior Center	412,850	(16,800)	(18,400)	7,267	413,317	403,110	10,207	97.53%
5000 ARPD Annual Maintenance	0	50,000			50,000	35,561	14,439	71.12%
<b>RECREATION/PARKS SUB TOTAL:</b>	\$ 3,762,191	\$ 28,400	\$ (80,600)	\$ 68,443	\$ 3,708,234	\$ 3,622,842	\$ 85,392	97.70%

Operating Sub-Total

	\$ 62,450,497	\$ (392,909)	\$ 1,266,253	\$ 1,039,342	\$ 61,213,963	\$ 60,500,851	\$ 713,112	98.84%
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Capital Outlay Sub-Total

	\$ 0	\$ 256,369	\$ (117,600)	\$ (9,435)	\$ 129,134	\$ 62,659	\$ 66,475	48.52%
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Depreciation

	\$ 0	\$ 1,502,875	\$ (217,500)	\$	\$ 1,285,375	\$ 970,375	\$ 315,000	75.49%
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Exhibit D

GENERAL FUND Non-Departmental	ORIGINAL APPROPRIATIONS 2004-05	First Qtr Adjustments	Second Qtr Adjustments	Third Qtr Adjustments	Fourth Qtr Adjustments	Appropriations	Adjusted EXPENDITURES June 30 2005	BALANCE June 30 2005	PERCENT EXPENDED
Customer Service Program	\$0					\$0	\$ 25	(25)	0.00%
Alameda County - Tax Collection	150,000					150,000	96,742	53,258	64.49%
Museum-Space Rental	46,152					46,152	46,152	0	100.00%
Affordable Housing	0		1,000			1,000	1,000	0	100.00%
SSHRB	9,200					9,200	29,136	(19,936)	316.70%
ACEA Resolution	0		157,610			0	0	0	0.00%
Donated Tickets	0					0	3,000	(3,000)	0.00%
<b>Sub-total - Non-Departmental</b>	<b>\$ 205,352</b>	<b>\$0</b>	<b>\$ 158,610</b>	<b>\$0</b>	<b>\$ (157,610)</b>	<b>\$ 206,352</b>	<b>\$ 176,055</b>	<b>\$ 30,297</b>	<b>85.32%</b>
<b>Transfers out:</b>									
Debt Service - City Hall & Jail Facility & Carnegie	\$ 973,848					\$ 973,848	\$ 973,848	\$0	100.00%
General Fund				200,000		200,000	0	200,000	0.00%
Library	1,202,774	110,000	108,076	67,000		1,487,850	1,487,850	0	100.00%
FISC - Public Safety	2,500,000			(2,500,000)		0	0	0	0.00%
Risk Management	1,500,000		(300,000)	(391,120)	(808,880)	0	0	0	0.00%
Capital Improvements (PW)	170,297	529,917	219,001	(250,000)	(170,000)	499,215	389,970	109,245	78.12%
Urban Runoff	65,000					65,000	65,000	0	100.00%
<b>Sub-total - Transfers Out</b>	<b>\$ 6,411,919</b>	<b>\$ 639,917</b>	<b>\$ 27,077</b>	<b>\$ (2,874,120)</b>	<b>\$ (978,880)</b>	<b>\$ 3,225,913</b>	<b>\$ 2,916,668</b>	<b>\$ 309,245</b>	<b>90.41%</b>
<b>TOTAL - GENERAL FUND</b>	<b>\$69,067,768</b>	<b>\$ 2,006,252</b>	<b>\$1,334,340</b>	<b>\$ (6,250,275)</b>	<b>\$ (97,348)</b>	<b>\$ 66,060,737</b>	<b>\$ 64,626,607</b>	<b>\$ 1,434,130</b>	<b>97.83%</b>
<b>F119 Equipment Replacement Depreciation</b>									
	\$0	\$ 471,309	\$ (26,600)	\$ (49,109)		\$ 395,600	\$ 455,681	\$ (60,081)	115.19%
<b>GRAND TOTAL - GENERAL FUND</b>	<b>\$ 69,067,768</b>	<b>\$ 2,477,561</b>	<b>\$ 1,307,740</b>	<b>\$ (6,299,384)</b>	<b>\$ (97,348)</b>	<b>\$ 66,456,337</b>	<b>\$ 65,082,289</b>	<b>\$ 1,374,049</b>	<b>97.93%</b>



SUMMARY OF ADJUSTMENTS - GENERAL FUNDS		
Revenue	Appropriations	Department & Description
		<u>General Fund</u>
\$ 818,000		Adjust estimate to actual property tax revenue receipt
124,762		Adjust estimate to actual revenue receipt
(30,738)		Forego last qtr cost allocation from Affordable Hsg
	(157,600)	Remove unallocated ACEA increment
	157,600	Allocation to departments for ACEA increment
	40,000	St & Lighting - to include AP & T loan payment
	22,879	Fire Dept -To include appropriation funded by FEMA grant
2,500		New Neuter fee revenue
7,273	7,273	Transfer from Marina Cove Assessment District for maintenance
	2,500	Police dept - To fund vetrinarian fees for neutering services
	(170,000)	To retrieve earlier apropriation from GF for Otis/Park St signal proj
<b>\$ 921,797</b>	<b>\$ (97,348)</b>	<b>Total General Fund Adjustment</b>

Exhibit F

SPECIAL REVENUE FUNDS

FUND# DESCRIPTION

	ESTIMATED REVENUE	1st Qtr Adjustment	2nd Qtr Adjustment	3rd Qtr Adjustment	4th Qtr Adjustment	ADJUSTED REVENUE EST	ACTUAL 30-Jun-05	BALANCE TO COLLECT	PERCENT COLLECTED
835 1998 REVENUE BOND DEBT	\$ 1,468,005					\$ 1,468,005	2,223,237	(755,232)	151.45%
836 1999 REVENUE BOND DEBT	2,818,487					2,818,487	3,942,955	(1,124,468)	139.90%
468 2003 AP REV BOND DEBT	0					0	87,291	(87,291)	0.00%
328 2003 AP REVENUE BOND	0					0	59,914	(59,914)	0.00%
201.11 2003 CIC TAX ALLOC 2003A1	0					0	945,765	(945,765)	0.00%
201.13 2003 CIC TAX ALLOC 2003A2	0					0	8,255,406	(8,255,406)	0.00%
201.15 2003 CIC TAX ALLOC 2003B	0					0	1,245,663	(1,245,663)	0.00%
465 2003 TAX ALLOC REF BWIP	0					0	129,096	(129,096)	0.00%
266 AFFORDABLE HOUSING	363,012		1,000			364,012	222,895	141,117	61.23%
856 ALA PT BOND PROJ FUND	61,800					61,800	0	61,800	0.00%
858 ALAMEDA REUSE AND REDEVELOPMEN	10,066,486		82,482			10,148,968	12,993,271	(2,844,303)	128.03%
219 ASSET SEIZURE FUNDS	20,000					20,000	24,286	(4,286)	121.43%
280 ATHLETIC TRUST	1,369,557					1,369,557	1,624,170	(254,613)	118.59%
278 BAYPORT AD 03-1	0					0	55,662	14,338	79.52%
203 BUSINESS & WATERFRONT CIC PROJ.	2,394,300		348,320			2,739,630	3,326,512	(586,882)	121.42%
310 CAPITAL IMPROVEMENT FUND	6,887,000	5,318,553	4,542,075			16,867,628	11,385,623	5,482,005	67.50%
340.11 CDF- WE TRAFFIC SAFETY	0					0	9,631	(9,631)	0.00%
340.12 CDF- WE PARKS & RECREATION	0					0	(78,523)	78,523	0.00%
340.13 CDF- WE PUBLIC FACILITIES	0					0	(10,539)	10,539	0.00%
340.14 CDF- WE PUBLIC SAFETY	0					0	(3,262)	3,262	0.00%
340.21 CDF- NW TRAFFIC SAFETY	0					0	3,713	(3,713)	0.00%
340.22 CDF- NW PARKS & RECREATION	0					0	2,151	(2,151)	0.00%
340.23 CDF NW PUBLIC FACILITIES	0					0	426	(426)	0.00%
340.24 CDF- NW PUBLIC SAFETY	0					0	203	(203)	0.00%
340.31 CDF- CEE TRAFFIC SAFETY	0					0	2,608	(2,608)	0.00%
340.32 CDF- CEE PARKS & REC	0					0	2,785	(2,785)	0.00%
340.33 CDF- CEE PUBLIC FACILITIES	0					0	480	(480)	0.00%
340.34 CDF- CEE PUBLIC SAFETY	0					0	205	(205)	0.00%
340.41 CDF- BF TRAFFIC SAFETY	0					0	6,586	(6,586)	0.00%
340.42 CDF- BF PARKS & RECREATION	0					0	7,673	(7,673)	0.00%
340.43 CDF- BF PUBLIC FACILITIES	0					0	2,236	(2,236)	0.00%
340.44 CDF- BF PUBLIC SAFETY	0					0	1,372	(1,372)	0.00%
703 CENTRAL GARAGE FUND	253,903					253,903	296,245	(42,342)	116.68%
702 CENTRAL STORES FUND	899,100					899,096	682,183	216,913	75.87%
360 CFD #1 - HARBOR BAY	73,900					73,900	4	73,896	0.00%
361 CFD# 2 - PARAGON	100,000					100,000	9,532	90,468	9.53%
204.5 CIC - HOUSING IN-LIEU FEE	412,000		(55,645)			561,037	796,598	(237,561)	142.34%
206 CIC- API LOW/MOD INC HSG	392,965		(255,962)			137,003	179,696	(42,693)	131.16%
204.4 CIC- BWIP HSG 2002 BOND PROJECT	369,000					0	(7,457)	7,457	0.00%
205 CIC-ALAMEDA POINT	392,965		155,045			548,010	703,475	(155,465)	128.37%
227 COMMERCIAL REVITALIZATION	20,196					140,725	60,878	79,847	43.26%
236 COMMUNITY DEVELOPMENT	1,746,000					4,133,377	1,892,728	2,240,649	45.79%
164 CONSTRUCTION IMPROVEMENT FUND	\$500,000					500,000	826,783	(\$326,783)	165.36%
273 CURBSIDE RECYCLING FEE	0					0	4,227	(4,227)	0.00%
458 DEBT SERVICE - 84-3A	349,000					349,000	350,437	(1,437)	100.41%
460 DEBT SERVICE - 84-3B	113,800					113,800	25,000	88,800	76.03%
832 DEBT SERVICE - 89-1	3,652,000					3,652,000	3,807,524	(155,524)	104.26%

# Exhibit F

## SPECIAL REVENUE FUNDS

FUND#	DESCRIPTION	ESTIMATED REVENUE	1st Qtr Adjustment	2nd Qtr Adjustment	3rd Qtr Adjustment	4th Qtr Adjustment	ADJUSTED REVENUE EST	ACTUAL 30-Jun-05	BALANCE TO COLLECT	PERCENT COLLECTED
833	DEBT SERVICE - 92-1	2,963,000					2,963,000	316	2,962,684	0.01%
860	DEBT SERVICE - CFD #1	1,584,000					1,584,000	1,651,323	(67,323)	104.25%
482	DEBT SERVICE - CIC SUB BOND	868,526					868,526	879,295	(10,769)	101.24%
461	DEBT SERVICE - CIC TAX ALLOC BOND	0					0	3	(3)	0.00%
413	DEBT SERVICE - JAIL FACILITY	238,898					238,898	227,934	10,964	95.41%
419	DEBT SERVICE - LIB & GOLF PROJ	378,361					378,361	365,286	(6,925)	101.83%
421	DEBT SERVICE - LIBRARY BOND	644,450					644,450	651,561	(7,111)	101.10%
861	DEBT SERVICE - PARAGON	179,000					179,000	1,433,493	(1,254,493)	800.83%
464	DEBT SERVICE REFINANCE CITYHALL	826,850					826,850	883,230	(56,380)	106.82%
857	DEBT SRV ALA PT	32,000					32,000	0	32,000	0.00%
713	DENTAL TRUST	559,882					559,882	858,572	(298,692)	153.35%
876	DIKE MAINTENANCE	20,000					20,000	5,367	14,633	26.83%
221	DWELLING UNIT TAX FUND	160,000					160,000	158,497	1,503	99.06%
621	FERRY SERVICE FUND	0					0	75	(75)	0.00%
621.1	FERRY SERVICE FUND	1,021,900	195,176				1,217,076	1,288,043	(70,967)	105.83%
621.2	FERRY SERVICE FUND	1,563,822	204,337				1,768,159	1,447,766	320,393	81.88%
256.1	FISC CATELLUS	0					0	3,250,673	(3,250,673)	0.00%
310.1	FISC CATELLUS TRAFFIC FEE	0					0	390,404	(390,404)	0.00%
256	FISC LEASE REVENUE BOND	352,133		2,871,638			3,223,771	3,406,071	(182,300)	105.65%
270	GARBAGE SURCHARGE	150,000					150,000	182,937	(32,937)	121.96%
211	GAS TAX FUNDS	1,757,500					1,447,500	1,410,349	37,151	97.43%
601	GOLF ENTERPRISE FUND	5,522,700	50,000				5,572,700	4,360,358	1,212,342	78.24%
265.1	HA SECTION 8 PROJECTS	0					0	3,730	(3,730)	0.00%
313	HARBOR BAY AD # - 92-1	368,000					368,000	500,818	(132,818)	136.09%
235	HOME FUND	327,600					1,674,653	317,449	1,357,204	18.96%
248	HOME REPAYMENT FUND	0					125,782	114,752	11,030	91.23%
265	HOUSING DEVELOPMENT	20,000					20,000	15	19,985	0.07%
275.1	ISLAND CITY MTE DIST ZONE 1	4,850					4,850	4,649	201	95.86%
275.2	ISLAND CITY MTE DIST ZONE 2	18,650					18,650	18,466	184	99.01%
275.3	ISLAND CITY MTE DIST ZONE 3	17,000					17,000	16,740	260	98.47%
275.4	ISLAND CITY MTE DIST ZONE 4	62,000					62,000	58,295	3,705	94.02%
275.5	ISLAND CITY MTE DIST ZONE 5	620,750					620,750	723,509	(102,759)	116.55%
275.6	ISLAND CITY MTE DIST ZONE 6	313,500					313,500	308,518	4,982	98.41%
275.7	ISLAND CITY MTE DIST ZONE 7	10,200					10,200	16,102	(5,902)	157.87%
268	LEAD ABATEMENT	120,000	45,000				70,000	23,048	46,952	32.93%
317	LIBRARY CONSTRUCTION	0					0	38,912	(38,912)	0.00%
210	LIBRARY FUND - OPERATIONS	2,288,972	130,000	137,076			2,648,373	2,840,914	(192,541)	107.27%
204	LOW & MOD INCOME HSG - BWIP	380,300		313,830	67,000	25,325	691,632	696,126	(4,494)	100.65%
202	LOW & MOD INCOME HSG - WECIP	919,000		33,898	(2,498)		955,396	949,812	5,584	99.42%
276	MARINA COVE MAINT DT 01-1	36,949			2,498		36,949	73,917	(36,968)	200.05%
312	MARINA VILLAGE AD# - 88-1	123,138					123,138	49,984	73,154	40.59%
215	MEASURE B	0					0	34,876	(34,876)	0.00%
215.1	MEASURE B LOCAL ST & RD	1,267,603					1,299,770	1,241,510	58,260	95.52%
215.2	MEASURE B BICYCLE PED IMP	171,423					175,311	166,405	8,906	94.92%
215.3	MEASURE B TRANSBAY FERRY	713,538					731,418	695,280	36,138	95.06%
215.4	MEASURE B PARATRANSIT	137,903					141,359	132,430	8,929	93.68%
215.5	MEASURE B PARATRANSIT	0					200,000	128,221	71,779	64.11%
215.6	MEASURE B GAP FUNDING	0					64,514	10,662	53,852	16.53%

Exhibit F

SPECIAL REVENUE FUNDS		ESTIMATED	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	ADJUSTED	ACTUAL	BALANCE	PERCENT
FUND#	DESCRIPTION	REVENUE	Adjustment	Adjustment	Adjustment	Adjustment	REVENUE EST	30-Jun-05	TO COLLECT	COLLECTED
215.7	MEASURE B NEW COUNTY PROG	0				36,000	36,000	0	36,000	0.00%
318	OPEN SPACE IMPROVEMENT	0					0	16,923	(16,923)	0.00%
223	PARKING IN-LEU	0					0	1,215	(1,215)	0.00%
224	PARKING METER FUND	465,000					465,000	516,605	(51,605)	111.10%
801	POLICE AND FIRE - PLAN 1079	5,065,000				(1,719,500)	3,345,500	3,163,419	182,081	94.56%
802	POLICE AND FIRE - PLAN 1082	635,000				589,500	1,224,500	1,257,521	(33,021)	102.70%
161	POLICE/FIRE IMPACT FEES	35,000					35,000	82,880	(47,880)	236.80%
285	PUBLIC ARTS	20,000					20,000	19,221	779	96.10%
249	REHAB REPAYMENT FUND	185,000			(15,000)		170,000	332,956	(162,956)	195.86%
712	RISK MANAGEMENT	1,911,028		(300,000)		(2,455)	1,608,573	1,462,070	146,503	90.89%
620	SENIOR CITIZENS TRANSPORTATION	130,242				64,514	194,756	80,136	114,620	41.15%
602	SEWER ENTERPRISE FUND	5,516,147					5,516,147	5,425,271	90,876	98.35%
267	SSHRB	44,200		374,137		6,929	425,265	280,134	145,131	65.87%
466	TAX ALLOC BONDS -MERGED PROJECT	2,710,866					2,710,866	2,754,961	(44,095)	101.63%
704	TECHNOLOGY SERVICE FUND	558,000					558,000	598,645	(40,645)	107.28%
216	TIDELANDS TRUST	150,000					150,000	291,974	(141,974)	194.65%
213	TRAFFIC SAFETY FUND	150,000					150,000	190,052	(40,052)	126.70%
350	TRANSPORTATION IMP FUND	351,864					351,864	457,869	(106,005)	130.13%
225	TSM/TDM	0					0	14,851	(14,851)	0.00%
715	UNEMPLOYMENT	30,621					30,621	31,153	(532)	101.74%
351	URBAN RUNOFF	2,817,840					2,817,840	2,705,089	112,751	96.00%
259	VEHICLE REGISTRATION	0					0	636	(636)	0.00%
274	WASTE MANAGEMENT/RECYCLING	696,900					696,900	810,356	(113,456)	116.28%
302	WASTEWATER CAPITAL RESERVE						0	8,135	(8,135)	0.00%
201	WEST END COMM. IMP PROJ.	3,597,200		485,348	9,990		4,092,538	2,199,142	1,893,396	53.74%
711	WORKERS COMPENSATION TRUST	1,255,478				(4)	1,255,475	1,215,766	39,709	96.84%
TOTAL: SPECIAL FUNDS		\$ 90,539,127	\$ 5,943,066	\$ 8,452,264	\$ 3,721,924	\$ (619,183)	\$ 105,452,198	\$ 112,116,611	\$ (6,664,413)	123.83%

Exhibit G

SPECIAL FUNDS											
		APPROPRIATIONS			EXPENDITURES			BALANCE		PERCENT	
		2004-05	First Qtr Adjustments	Second Qtr Adjustments	Third Qtr Adjustments	Fourth Qtr Adjustments	Adjusted Appropriations	30-Jun-05	30-Jun-05	EXPENDED	
93006	ABANDONED VEHICLE PROGRAM	\$ 83,942					\$ 83,942	\$ 89,950	(6,008)	107.16%	
266	AFFORDABLE HOUSING FUND	244,481					403,549	170,943	232,606	42.36%	
858	ALAMEDA REDEV & REUSE AUTHORIT	14,715,474	(1,471,680)	1,000	191,473	(\$33,405)	10,867,984	12,343,599	(1,475,615)	113.58%	
219	ASSET SEIZURE FUNDS	5,000					5,000	47,005	(42,005)	940.10%	
280	ATHLETIC TRUST	1,393,961	44,919				1,438,880	1,535,087	(96,207)	106.69%	
268	CALIFORNIA HOUSING REHABIL/LEAD	0	45,000		23,214	23,052	91,266	58,407	32,859	64.00%	
310	CAPITAL IMPROVEMENT FUND	6,804,058	5,318,553	4,628,017	55,000		16,719,686	11,183,490	5,536,196	66.89%	
703	CENTRAL GARAGE	14,580					14,580	300,138	(285,558)	2058.56%	
702	CENTRAL STORES	700,000					700,000	651,142	48,858	93.02%	
361	CFD #2 PARAGON	0					0	18	(18)	0.00%	
227	COMMERCIAL REVITALIZATION	207,635			(63,221)	100,000	244,414	155,539	88,875	63.64%	
236	COMMUNITY DEVELOPMENT	1,610,535			3,221,634	(998,792)	4,133,377	1,892,728	2,240,649	45.79%	
164	CONSTRUCTION IMPROVEMENT TAX	718,000	25,966				743,966	278,956	465,010	37.50%	
273	CURBSIDE RECYCLING	19,358					19,358	72,563	(53,205)	374.85%	
328	2003 AP REV BD PROJ	0					0	1,965,683	(1,965,683)	0.00%	
413	1990 POLICE BLDG	238,898					238,898	241,042	(2,144)	100.90%	
415	1989 COPS ABAG	0					0	1,318	(1,318)	0.00%	
419	Debt Service -Library and Golf Project	372,360					372,360	374,575	(2,215)	100.59%	
421	Debt Service -Library BD 2003	644,450					644,450	647,016	(2,566)	100.40%	
458	Assess Dist 84-3A	332,000					332,000	330,680	1,320	99.60%	
460	Assess Dist 84-3B	210,000					210,000	103,655	106,345	49.36%	
461	Debt CIC Tax Allo Bd	0					0	348	(348)	0.00%	
462	Debt CIC Sub Bond	868,526					868,526	868,631	(105)	100.01%	
464	Refinance Cityhall	829,950					829,950	831,998	(2,048)	100.25%	
465	2003 Tax Allocation Refi - BWIP	834,968					834,968	838,035	(3,067)	100.37%	
466	2003 CIC Tax Allocation Bond	0					0	2,711,126	(2,711,126)	0.00%	
468	2003 AP Revenue Bond Debt	1,127,539					1,127,539	691,171	436,368	61.30%	
832	Assess Dist 89-1	2,812,118					2,812,118	3,508,051	(695,933)	124.75%	
833	Debt Svc for 313/92-1	0					0	31,440	(31,440)	0.00%	
835	1998 Revenue Bond Debt	2,813,469					2,813,469	5,087,089	(2,273,620)	180.81%	
836	1999 Revenue Bond Debt	3,654,722					3,654,722	3,968,992	(314,270)	108.60%	
860	ASSESS DIST CFD #1	1,496,000					1,496,000	1,496,801	(801)	100.04%	
861	ASSESS DIST CFD #2 PARAGON	178,888			(500,000)		178,888	213,955	(35,067)	119.60%	
204.4	CIC -BWIP HSG 2002 Bd Project	103,494		653,561			257,055	173,196	83,859	67.38%	
201.11	CIC 2003A1 TAX ALLOCATION	6,848,168	(5,798,168)				1,050,000	1,722,240	(672,240)	164.02%	
201.13	CIC 2003A2 TAX ALLOCATION	1,819,873	4,502,000				6,321,873	12,595,373	(6,273,500)	199.23%	
201.15	CIC 2003B TAX ALLOCATION	8,540,874	(6,573,858)				1,967,016	2,339,518	(372,502)	118.94%	
713	DENTAL TRUST	560,000					560,000	832,269	(272,269)	148.62%	
221	DWELLING UNIT TAX FUND	185,492					185,492	163,344	22,148	88.06%	
621	FERRY SERVICES	0		0			0	422,097	(422,097)	0.00%	
621.1	EASTEND FERRY	981,900	195,176				1,177,076	1,310,919	(133,843)	111.37%	
621.2	WESTEND FERRY	1,563,822	204,337				1,768,159	1,675,281	92,878	94.75%	
256	FISC LEASE REVENUE FUND	3,193,771		30,000			3,223,771	3,393,629	(169,858)	105.27%	
256.1	FISC - CATELLUS	0					0	2,511,366	(2,511,366)	0.00%	
270	GARBAGE SURCHARGE	157,580					157,580	141,495	16,085	59.42%	
211	GAS TAX FUND	1,872,015					1,872,015	1,338,188	533,827	71.48%	
601	GOLF ENTERPRISE FUND	4,956,180	50,000	269,664			5,275,844	4,948,025	327,819	93.79%	
313	HBIA ASSESSMENT DIST 92-1	1,330,000					1,330,000	866,660	463,340	65.16%	
248	HOME REPAYMENT FUND	0		93,159			93,159	114,752	(21,593)	91.23%	
235	HOME Fund	327,600			1,348,554	(1,501)	1,674,653	317,449	1,357,204	18.96%	

Exhibit G

APPROPRIATIONS										EXPENDITURES										BALANCE PERCENT			
2004-05										30-Jun-05										30-Jun-05		EXPENDED	
										Adjusted													
										Appropriations													
										Fourth Qtr													
										Adjustments													
										Third Qtr													
										Adjustments													
										Second Qtr													
										Adjustments													
										First Qtr													
										Adjustments													
										20,000													
										1,233,581													
										483,581													
										6,929													
										448,483													
										400,000													
										67,000													
										58,325													
										2,866,047													
										963,080													
										670,350													
										(227,292)													
										(127,405)													
										1,000													
										7,273													
										8,273													
										137,000													
										1,309,011													
										1,840,139													
										335,078													
										74,000													
										201,000													
										285,242													
										200,000													
										64,514													
										36,000													
										112,300													
										111,852													
										1,461,783													
										3,163,419													
										1,257,521													
										35,000													
										0													
										15,000													
										4,396,620													
										1,790,779													
										789,602													
										402,979													
										2,042,726													
										4,857,657													
										194,756													
										576,691													
										647,007													
										129,654													
										150,000													
										1,787,195													
										31,000													
										2,864,789													
										732,658													
										3,710,817													
										857,882													
										123,479,531													
										\$ 126,428,150													
										\$ 794,948													
										\$ 4,352,842													
										\$ 2,615,060													
										\$ 8,696,811													
										\$ 112,618,490													
										\$ 123,479,531													
										\$ 2,948,619													
										\$ 97.67%													
										\$ 23.12%													
										\$ 63.40%													
										\$ 59.19%													
										\$ 156.91%													
										\$ 17,642													
										\$ 90,889													
										\$ 126.70%													
										\$ 88.31%													
										\$ 112.19%													
										\$ 41.15%													
										\$ 81.06%													
										\$ 920,041													
										\$ 26,281													
										\$ 101.29%													
										\$ 37.33%													
										\$ 676,604													
										\$ 15,169													
										\$ 98.12%													
										\$ 103.49%													
										\$ 49.330													
										\$ 448													
										\$ 36,000													
										\$ 53,852													
										\$ 16.53%													
										\$ 8.75%													
										\$ 182,500													
										\$ 197,168													
										\$ 25.67%													
										\$ 451,178													
										\$ 50.69%													
										\$ 463,822													
										\$ 68,074													
										\$ 17,500													
										\$ 10,662													
										\$ 0													
										\$ 11,852													
										\$ 1,461,783													
										\$ 3,163,419													
										\$ 1,257,521													
										\$ 35,000													
										\$ 0													
										\$ 15,000													
										\$ 4,396,620													
										\$ 1,790,779													
										\$ 789,602													
										\$ 402,979													
										\$ 2,069,007													
										\$ 3,937,616													
										\$ 80,136													
										\$ 647,007													
										\$ 129,654													
										\$ 190,052													
										\$ 1,696,306													
										\$ 48,642													
										\$ 1,695,615													
										\$ 464,494													
										\$ 857,882													
										\$ 2,852,935													
										\$ 23.12%													
										\$ 63.40%													
										\$ 59.19%													
										\$ 156.91%													
										\$ 17,642													
										\$ 90,889													
										\$ 126.70%													
										\$ 88.31%													
										\$ 112.19%													
										\$ 41.15%													
										\$ 81.06%													
										\$ 920,041													
										\$ 26,281													
										\$ 101.29%													
										\$ 37.33%													
										\$ 676,604													
										\$ 15,169													
										\$ 98.12%													
										\$ 103.49%													
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										\$ 448													
										\$ 36,000													
										\$ 53,852													
										\$ 16.53%													
										\$ 8.75%													
										\$ 182,500													
										\$ 197,168													
										\$ 25.67%													
										\$ 451,178													
										\$ 50.69%													
										\$ 463,822													
										\$ 68,074													
										\$ 17,500													
										\$ 10,662													
										\$ 0													
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										\$ 1,790,779													
										\$ 789,602													
										\$ 402,979													
										\$ 2,06													

SUMMARY OF ADJUSTMENTS - OTHER FUNDS		
Revenue	Appropriations	Fund
25,325		To increase library revenue estimate
	58,325	To increase library appropriation being funded by grant
	201,000	To appropriate Meas B for ferry repairs per council approval
200,000		To appropriate Meas B capital project revenue for I-880/Broadway proj per earlier council approval
	200,000	To fund I-880/Broadway proj from new Meas B revenue
64,514		To increase New Meas B Medical return program revenue
64,514		Funding additional medical return trip program
	64,514	To appropriate fund transfer to medical return trip program
	64,514	To appropriate fund medical return trip program
36,000		New funding from Meas B for Citywide pedestrian plan
	36,000	To fund citywide pedestrian plan
	9,000	Measure B local match for pedestrian plan per council approval
6,929	6,929	SSHRB sister city program
27,487	(698,792)	CDBG adjustment to correct budget
	10,473	Rehab Repayment adjustment to correct budget
	5,050	Tech Fund - additional appropriation for security scanning
57,381	65,000	Revised revenue & appropriation estimate per ACTIA for Meas B
(1,130,000)		To correct transfer for pension plans per council's Feb action
	23,052	To adjust for lead abatement program
(1,501)	(1,501)	To adjust for HOME fund program
32,623	32,624	To adjust for HOME Repayment program
	7,273	To appropriate fund tfr to GF for maintenance for Marina Cove Assessment District
	(33,405)	Forego last qtr cost allocation to GF and other funds
	112,300	Open Space Fund - Council approved land purchase near Towata Park
(2,455)		Yearend Adjustment to risk mgmt
	49,011	BWIP adjustment to actual
	483,581	Housing In Lieu Fee adjustment to actual
	100,000	Commercial revitalization adjustment to actual
\$ (619,183)	\$ 794,948	Total Fund Adjustment - Other Funds

SUMMARY ANALYSIS OF FUNDS										
FY 04-05										
As of June 30, 2005										
FUND	DESCRIPTION	Audited Fund Balance 6/30/2004 (a)	Estimated Revenue (b)	Actual Revenue (c)	Appropriations (d)	Expenses (e)	FY 04-05 Estimated Net Change f = b - d	Estimated Fund Balance 6/30/2005 g = a - f	FY 04-05 Actual Net Change	Unaudited Actual Balance 6/30/2005
<b>General Fund Group</b>										
001	General Fund	\$ 16,205,008	\$ 66,392,635	\$ 65,425,644	\$ 66,060,737	\$ 64,626,607	\$ 331,898	\$ 16,536,906	\$ 799,036	\$ 17,004,044
119	Equipment Replacement	2,040,722	1,502,875	938,018	395,600	455,681	1,107,275	3,147,997	482,336	2,523,058
	Total General Fund	\$ 18,245,729	\$ 67,895,510	\$ 66,363,661	\$ 66,456,337	\$ 65,082,289	\$ 1,439,173	\$ 19,684,902	\$ 1,281,372	\$ 19,527,101
<b>Special Revenue Fund Group</b>										
161	Police/Fire Const. Impact	\$ 5,499	\$ 35,000	\$ 82,880	\$ 35,000	\$ 35,000	\$ -	\$ 5,499	\$ 47,880	\$ 53,379
164	Const Improvement Fund	465,476	500,000	826,783	743,966	278,956	(243,966)	221,510	547,826	1,013,302
201	CIC-WECIP	1,976,106	4,092,538	2,199,142	4,389,806	1,790,779	(297,268)	1,678,838	408,363	2,384,469
201.11	2003 CIC Tax Allo 2003A1	6,604,288	0	945,765	1,050,000	1,722,240	(1,050,000)	5,554,288	(776,476)	5,827,812
201.13	2003 CIC Tax Allo 2003A2	23,823,945	0	8,255,406	6,321,873	12,595,373	(6,321,873)	17,502,072	(4,339,967)	19,483,978
201.15	2003 CIC Tax Allo 2003B	5,837,603	0	1,245,663	1,967,016	2,339,518	(1,967,016)	3,870,587	(1,093,855)	4,743,748
202	CIC-WECIP Housing	1,041,570	955,396	949,812	1,687,361	1,493,815	(731,965)	309,605	(544,003)	497,567
203	CIC-BWIP	1,049,831	2,739,630	3,326,512	3,820,148	4,396,620	(1,080,518)	(30,686)	(1,070,108)	(20,277)
204	CIC-BWIP Housing	(10,208)	691,632	696,126	686,541	552,700	5,091	(5,117)	143,426	133,217
204.4	CIC-BWIP Hsg 2002 Bond Procee	758,669	0	(7,457)	237,055	173,196	(257,055)	501,614	(180,653)	578,016
204.5	CIC-Housing In-Lieu Fee	717,025	561,037	798,998	1,233,581	1,086,990	(672,545)	44,481	(288,392)	428,633
205	CIC-APIP	(1,425,975)	548,010	703,475	804,771	789,602	(256,761)	(1,682,736)	(86,126)	(1,512,102)
206	CIC-APIP Housing	206,520	137,003	179,696	109,560	77,802	27,443	233,963	101,895	308,414
210	Alameda City Library Fund	89,276	2,648,373	2,840,914	2,866,047	2,918,223	(217,674)	(128,398)	(77,309)	11,967
211	Gas Tax Fund	0	1,447,500	1,410,349	1,872,015	1,338,188	(424,515)	(424,515)	72,161	72,161
213	Traffic Safety Fund	0	150,000	190,052	150,000	190,052	0	0	0	0
215	County Measure B Fund	1,617,296	0	34,876	1,309,011	960,270	(1,309,011)	308,285	(925,394)	691,902
215.1	Measure B - Local St & Rd	1,282,824	1,299,770	1,241,510	1,840,139	1,314,167	(540,369)	742,455	(72,657)	1,210,167
215.2	Measure B - Bicycle Ped Imp	177,414	175,311	166,405	335,078	257,291	(159,767)	17,647	(90,886)	86,528
215.3	Measure B - Transbay Ferry	355,332	731,418	695,280	915,000	463,822	(183,582)	171,750	231,458	586,790
215.4	Measure B - Para Transit	180,804	141,359	132,430	265,242	68,074	(123,883)	56,921	64,356	245,160
215.5	Measure B - Capital Projects	0	200,000	128,221	200,000	17,500	0	0	110,721	110,721
215.6	Measure B - Gap Funding	0	64,514	10,662	64,514	10,662	0	0	0	0
215.7	Measure B - New County Prog	0	36,000	0	36,000	0	0	0	0	0
216	Tidelands Fund	741,453	150,000	291,974	146,819	129,654	3,181	744,634	162,320	903,773
219	Narcotics Asset Seizure	(60,554)	20,000	24,286	5,000	47,005	15,000	(45,554)	(22,718)	(83,273)
221	Dwelling Unit Fund	47,686	160,000	158,497	185,492	163,344	(25,492)	22,194	(4,847)	42,840
223	Parking In-Lieu Fund	70,823	0	1,215	0	0	0	70,823	1,215	72,038
224	Parking Meter Fund	2,251,853	465,000	516,605	1,412,453	1,461,763	(947,453)	1,304,400	(945,177)	1,306,675
225	TSM/TDM Fund	3,652	0	14,651	0	0	0	3,652	14,651	18,303
227	Commercial Revitalization	604,300	140,725	60,878	244,414	155,539	(103,689)	500,611	(94,661)	509,639
235	Home Fund	0	1,674,653	317,449	1,674,653	317,449	0	0	0	0
236	CDBG	(0)	4,133,377	1,892,728	4,133,377	1,892,728	(0)	(0)	0	(0)
248	Home Repymt Fund	0	125,782	114,752	125,783	114,752	(1)	(1)	0	0
249	Rehab Repayment Fund	912,317	170,000	332,956	1,079,583	402,979	(909,583)	2,734	(70,023)	842,294
256	FISC Lease Revenue Fund	(2,513,223)	3,223,771	3,406,071	3,223,771	3,393,629	0	(2,513,223)	12,442	(2,500,781)



SUMMARY ANALYSIS OF FUNDS									
FY 04-05									
As of June 30, 2005									
FUND	DESCRIPTION	Audited Fund Balance 6/30/2004	Estimated Revenue (b)	Actual Revenue (c)	Appropriations (d)	Expenses (e)	FY 04-05 Estimated Net Change f = b - d	Estimated Fund Balance 6/30/2005 g = a - f	Unaudited Actual Balance 6/30/2005
256.1	FISC - Catellus	(2,811,713)	0	3,250,673	0	2,511,366	0	(2,811,713)	(2,072,406)
259	Vehicle Registr. AB434	37,086	0	636	0	0	0	37,086	37,722
265	Housg Developmt-HA Reimb	(15)	20,000	15	20,000	0	0	(15)	0
265.1	HA Section 8 Projects	101,006	0	3,730	0	0	0	101,006	104,736
266	Affordable Housing	166,413	364,012	222,895	403,549	170,943	(39,537)	126,876	218,365
267	Human Services	46,482	425,265	280,134	499,613	317,503	(74,348)	(27,866)	9,113
268	CHRO/LEAD	25,128	70,000	23,048	91,266	58,407	(21,266)	3,863	(10,230)
270	Garbage Subcharge Fund	430,791	150,000	182,937	238,116	141,495	(88,116)	342,675	472,232
273	Curbside Recycling	257,219	0	4,227	19,358	72,563	(19,358)	237,861	188,883
274	Waste Reduction Subcharge	3,813,326	696,900	810,356	732,658	464,494	(35,758)	3,777,568	4,159,188
275.1	Island City Maint 84-2 Z1	8,086	4,850	4,649	4,850	1,301	0	8,086	11,434
275.2	Island City Maint 84-2 Z2	61,400	18,650	18,466	18,650	17,175	0	61,400	62,690
275.3	Island City Maint 84-2 Z3	61,937	17,000	16,740	17,000	14,727	0	61,937	2,013
275.4	Island City Maint 84-2 Z4	53,752	62,000	58,295	62,000	65,918	0	53,752	63,950
275.5	Island City Maint 84-2 Z5	79,715	620,750	723,509	600,000	579,168	20,750	100,465	46,129
275.6	Island City Maint 84-2 Z6	195,677	313,500	308,518	313,500	282,881	0	195,677	224,056
275.7	Island City Maint 84-2 Z7	14,274	10,200	16,102	10,200	5,543	0	14,274	221,314
276	Marina Cove Maint Dist 01-1	95,353	36,949	73,917	8,273	8,320	28,676	124,030	24,834
278	Bayport AD 03-1	0	70,000	55,662	0	0	70,000	70,000	160,950
280	Athletic Fund	361,891	1,369,557	1,624,170	1,438,880	1,535,087	(69,323)	292,568	55,662
285	Public Art Fund	10,844	20,000	19,221	0	15,000	20,000	30,844	89,083
620	Sr Citizen Transportation	26,022	194,756	80,136	194,756	80,136	0	26,022	450,975
858	Alameda Reuse & Redevelop	4,414,154	10,148,968	12,993,271	10,867,984	12,343,599	(719,016)	3,695,138	15,065
876	Dike Maintenance Fund	312,797	20,000	5,367	0	0	20,000	332,797	0
	Total Special Revenue Fund	\$ 54,572,506	\$ 42,051,166	\$ 54,961,835	\$ 60,731,720	\$ 61,635,327	\$ (18,680,565)	\$ 35,891,941	\$ (6,673,492)
									\$ 47,899,013
Capital Project Fund Group									
302	Wastewater Capital Reserve	\$0	\$0	\$ 8,135	\$0	\$0	\$0	\$0	\$ 8,135
310	Capital Improvement Proj.	12,234,181	16,667,628	11,385,623	16,803,628	11,273,439	64,000	12,298,180	12,346,364
310.1	FISC - Traffic Fees	0	0	390,404	0	0	0	0	390,404
312	Marina Village A.D. 89-1	2,488,573	123,138	49,984	137,000	0	(13,862)	2,474,711	2,538,556
313	H.B.I. 92-1 Assessmt Dist	1,453,012	368,000	500,818	1,330,000	866,660	(962,000)	491,012	1,087,170
317	Library Construction Fund	1,331,122	0	38,912	963,080	167,947	(963,080)	368,042	1,202,088
318	Open Space Improvement Fund	998,416	0	16,923	112,300	111,852	(112,300)	886,116	903,486
328	2003 AP Rev Bond Project Fund	3,187,346	0	59,914	0	1,965,683	0	3,187,346	1,281,576
340.11	CDF-WE Traffic Safety	510,516	0	9,631	0	0	0	510,516	520,148
340.12	CDF-WE Parks & Rec	87,028	0	(78,523)	0	0	0	87,028	8,506
340.13	CDF-WE Public Facilities	25,494	0	(10,539)	0	0	0	25,494	(10,539)
340.14	CDF-WE Public Safety	15,954	0	(3,262)	0	0	0	15,954	12,692
340.21	CDF-NW Traffic Safety	216,402	0	3,713	0	0	0	216,402	3,713
340.22	CDF-NW Park & Recreation	125,347	0	2,151	0	0	0	125,347	2,151
340.23	CDF-NW Public Safety	24,823	0	426	0	0	0	24,823	426
340.24	CDF-NW Public Safety	11,827	0	203	0	0	0	11,827	203
340.31	CDF-CEE Traffic Safety	17,584	0	2,608	0	0	0	17,584	2,608
									20,192

SUMMARY ANALYSIS OF FUNDS										
FY 04-05										
As of June 30, 2005										
FUND	DESCRIPTION	Audited Fund Balance 6/30/2004	Estimated Revenue	Actual Revenue	Appropriations	Expenses	FY 04-05 Estimated Net Change	Estimated Fund Balance 6/30/2005	FY 04-05 Actual Net Change	Unaudited Actual Balance 6/30/2005
		(a)	(b)	(c)	(d)	(e)	f = b - d	g = a - f		
340.32	CDF-CEE Parks & Recreation	8,075	0	2,785	0	0	0	8,075	2,785	10,860
340.33	CDF-CEE Public Facilities	1,758	0	480	0	0	0	1,758	480	2,237
340.34	CDF-CEE Public Safety	864	0	205	0	0	0	864	205	1,069
340.41	CDF-BF Traffic Safety	7,373	0	6,586	0	0	0	7,373	6,586	13,959
340.42	CDF-BF Parks & Recreation	37,873	0	7,673	0	0	0	37,873	7,673	45,546
340.43	CDF-BF Public Facilities	6,432	0	2,236	0	0	0	6,432	2,236	8,668
340.44	CDF-BFP Public Safety	2,773	0	1,372	0	0	0	2,773	1,372	4,145
350	Transportation Impmt. Fund	1,719,443	351,864	457,869	1,787,195	1,696,306	(1,435,331)	284,112	(1,238,438)	481,006
351	Urban Runoff	3,005,285	2,817,840	2,705,089	2,864,789	1,695,615	(46,949)	2,958,336	1,009,474	4,014,759
360	CFD #1 Harbor Bay	208	73,900	4	0	0	0	73,900	74,108	212
361	CFD #2 Paragon Gateway	451,749	100,000	9,532	0	18	0	100,000	551,749	461,263
856	Alameda Pt Bond Project Fd	0	61,800	0	0	0	0	61,800	0	0
	Total Capital Project Fund	\$ 27,969,458	\$ 20,764,170	\$ 15,570,949	\$ 23,997,992	\$ 17,777,520	\$ (3,233,822)	\$ 24,735,636	\$ (2,206,570)	\$ 25,762,888
Debt Service Fund Group										
413	Debt Svc-1990 Police Bldg	\$ 247,189	\$ 238,898	\$ 227,934	\$ 238,898	\$ 241,042	\$ 0	\$ 247,189	\$ (13,108)	\$ 234,081
415	Debt Svc-ABAG XX	1,318	0	0	0	1,318	0	1,318	(1,318)	0
419	Debt Svc-Library/Golf Proj	606,068	378,361	385,286	372,360	374,575	6,001	612,069	10,712	616,780
421	Debt Svc-Library Bond 2003	417,112	644,450	651,561	644,450	647,016	0	417,112	4,545	421,657
461	Debt Svc-Debt Serv CIC Tx All Bd	344	0	3	0	348	0	344	(344)	0
462	Debt Svc-CIC Sub Bond	523,883	868,526	879,295	868,526	868,631	0	523,883	10,664	534,547
464	Debt Svc-Refin CityHall 2002	1,481,154	826,850	883,230	829,950	831,998	(3,100)	1,478,054	51,232	1,532,387
465	Debt Svc 2003 Tax Allo Refd BWIP	2,159,388	0	129,096	834,968	838,035	(834,968)	1,324,420	(708,938)	1,450,450
466	Debt Svc 2003 CIC Tax Alloc Bd	4,177,987	2,710,866	2,754,961	0	2,711,126	2,710,866	6,888,853	43,835	4,221,822
468	Debt Svc 2003 AP Rev Bond	3,007,765	0	87,291	1,127,539	691,171	(1,127,539)	1,880,226	(603,880)	2,403,885
857	Debt Svc for Alameda Pt Bond	0	32,000	0	0	0	32,000	32,000	0	0
	Total Debt Service Fund	\$ 12,622,208	\$ 5,699,951	\$ 5,998,657	\$ 4,916,691	\$ 7,205,258	\$ 783,260	\$ 13,405,468	\$ (1,206,601)	\$ 11,415,608
Enterprise Fund Group										
601	Golf Course Fund	\$ 8,252,428	\$ 5,572,700	\$ 4,360,358	\$ 5,275,844	\$ 4,948,025	\$ 296,856	\$ 8,549,284	\$ (587,667)	\$ 7,664,761
602	Sewer Service Fund	42,868,038	5,516,147	5,425,271	4,857,657	3,937,616	658,490	43,526,528	1,487,655	44,355,693
621	Ferry Service Fund	10,063,568	0	75	0	422,097	0	10,063,568	(422,022)	9,641,546
621.1	East End Ferry	61,440	1,217,076	1,288,043	1,177,076	1,310,919	40,000	101,440	(22,876)	38,564
621.2	West End Ferry	498,864	1,768,159	1,447,766	1,768,159	1,675,281	0	498,864	(227,515)	271,349
	Total Enterprise Fund	\$ 61,744,338	\$ 14,074,082	\$ 12,521,513	\$ 13,078,736	\$ 12,293,937	\$ 995,346	\$ 62,739,684	\$ 227,575	\$ 61,971,913
Internal Service Fund Group										
702	Central Stores Fund	\$ 6,212	\$ 899,096	\$ 682,183	\$ 700,000	\$ 651,142	\$ 199,096	\$ 205,308	\$ 31,041	\$ 37,253

SUMMARY ANALYSIS OF FUNDS										
FY 04-05										
As of June 30, 2005										
		Audited								
FUND	DESCRIPTION	Fund Balance 6/30/2004	Estimated Revenue	Actual Revenue	Appropriations	Expenses	FY 04-05 Estimated Net Change	Estimated Fund Balance 6/30/2005	FY 04-05 Actual Net Change	Unaudited Actual Balance 6/30/2005
		(a)	(b)	(c)	(d)	(e)	f = b - d	g = a - f		
703	Central Garage Fund	51,164	253,903	296,245	14,580	300,138	239,323	290,487	(3,893)	47,271
704	Technology Serv Fund	325,310	558,000	598,645	576,691	647,007	(18,691)	306,619	(48,362)	276,948
711	Worker's Comp Self Insur	(5,197,265)	1,255,475	1,215,766	3,710,817	857,882	(2,455,343)	(7,652,607)	357,884	(4,839,381)
712	Risk Management Fund	1,675,729	1,608,573	1,462,070	2,042,726	2,069,007	(434,153)	1,241,576	(606,938)	1,068,791
713	Dental Insurance Fund	(60,545)	559,880	858,572	560,000	832,269	(120)	(60,665)	26,303	(34,241)
715	Unemployment Insurance	42,708	30,621	31,153	31,000	48,642	(379)	42,329	(17,489)	25,219
	Total Internal Service Fund	\$ (3,156,686)	\$ 5,165,547	\$ 5,144,633	\$ 7,635,814	\$ 5,406,086	\$ (2,470,267)	\$ (5,626,953)	\$ (261,453)	\$ (3,418,139)
Trust & Agency Fund Group										
458	Debt Svc for 508 84-3A	\$ 599,989	\$ 349,000	\$ 350,437	\$ 332,000	\$ 330,680	\$ 17,000	\$ 616,989	\$ 19,757	\$ 619,746
460	Debt Svc for 510 84-3B	220,725	113,800	88,800	210,000	103,655	(96,200)	124,525	(14,855)	205,870
801	Police/Fire Pension 1079	0	3,345,500	3,163,419	3,345,500	3,163,419	0	0	0	0
802	Police/Fire Pension 1082	0	1,224,500	1,257,521	1,224,500	1,257,521	0	0	0	0
832	Debt Svc for 512 89-1	5,888,361	3,652,000	3,807,524	2,812,118	3,508,051	839,882	6,728,243	299,472	6,187,833
833	Debt Svc for 513 92-1	31,440	2,963,000	316	0	31,440	2,963,000	2,994,440	(31,124)	316
835	1998 Revenue Bond Debt Fd	23,584,279	1,468,005	2,223,237	2,813,469	5,087,089	(1,345,464)	22,238,815	(2,863,853)	20,720,426
836	1999 Revenue Bond Debt Fd	27,367,887	2,818,487	3,942,955	3,654,722	3,968,992	(836,235)	26,531,652	(26,037)	27,341,850
860	Assessment District CFD#1	2,899,031	1,584,000	1,651,323	1,496,000	1,496,601	88,000	2,987,031	154,723	3,053,754
861	Assessment District CFD#2	411,254	179,000	1,433,493	178,888	213,955	112	411,366	1,219,539	1,630,792
	Total Trust & Agency Fund	\$ 61,002,966	\$ 17,697,292	\$ 17,919,024	\$ 16,067,197	\$ 19,161,403	\$ 1,630,095	\$ 62,633,061	\$ (1,242,379)	\$ 59,760,586
	GRAND TOTAL	\$ 233,000,519	\$ 173,347,708	\$ 178,480,272	\$ 192,884,488	\$ 188,561,820	\$ (19,536,780)	\$ 213,463,739	\$ (10,081,547.76)	\$ 222,918,971
	Memo only									
	Housing Authority		\$ 25,867,562	\$ 27,522,312	\$ 25,731,664	\$ 26,627,800				
	Alameda Power & Telecom		60,798,857	61,043,005	68,482,612	69,835,470				
	All Inclusive Total		\$ 260,014,127	\$ 267,045,589	\$ 287,098,764	\$ 285,025,090				

## **CITY OF ALAMEDA MEMORANDUM**

Date: September 14, 2005

To: Honorable Mayor and  
Councilmembers

From: Debra Kurita  
City Manager

Re: Recommendation to Adopt Specifications and Authorize Calling for  
Bids for Three Marked Police Vehicles

### **BACKGROUND**

The City of Alameda purchasing policy requires that the City Council review and approve the specifications for materials that are estimated to cost in excess of \$25,000 prior to the initiation of a formal bid process. During the 2005-2006 budget process, the Police Department, in consultation with the Fleet Supervisor, determined a need to replace three marked patrol vehicles. On July 19, 2005, the specifications for these vehicles, which are included in this report as Attachment A, were presented to the City Council for review and approval. At that meeting, the Council continued the action and requested additional information regarding the specifications and the condition of these vehicles.

### **DISCUSSION/ANALYSIS**

Since 1991, the Police Department has specified the Ford Crown Victoria Police Interceptors as the standard for its patrol vehicles. The Interceptor is a rear-wheel drive vehicle that has received the federal government's highest crash-safety rating. The City's patrol fleet consists of 23 of these vehicles that are shared amongst the 43 officers in the division. In order to ensure that the usage is equitably distributed amongst the fleet, the Department policy is to have officers on the different shifts utilize the same vehicle. As a result, the patrol cars are driven approximately 18 to 20 hours in each 24-hour period.

The Fleet Supervisor has recommended that police patrol units be removed from the fleet after four years or when the vehicle has been operated for more than 85,000 miles. This recommendation is based on service records that indicate that patrol vehicles with usage that exceed these criteria are less reliable, require

**Report 4-D  
9-20-05**

a higher level of maintenance and consume more fuel. These standards are similar to those utilized by a number of Alameda County cities and are incorporated into the Vehicle Use Policy recently revised by the City Manager's Office.

The recommended action is to adopt the specifications and authorize the competitive bid process to replace three of the existing patrol fleet vehicles. The details of the service history of these three vehicles are as follows:

Vehicle #	Repair Costs	Mileage	Model Year	Service History
117	\$4,387.55	94,356	2000	No field failures
109	\$6,007.50	71,484	2000	Field failure and currently out of service due to a broken engine rod that will cost \$2,000 to repair.
110	\$4,279.37	87,110	2000	Damaged beyond repair when it was broadsided by a drunken driver.

Upon Council authorization, the City Clerk will publish a notice in the Alameda Journal, which serves as the official newspaper for legal advertising for the City, requesting bids for the purchase of three Ford Crown Victoria police vehicles.

#### MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the municipal code.

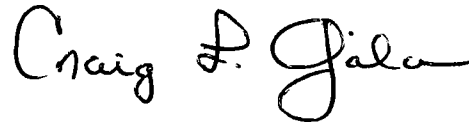
#### BUDGET CONSIDERATION/FINANCIAL IMPACT

The estimated cost to purchase a Ford Crown Victoria Police Interceptor is \$26,000 for the base vehicle. The safety equipment for each vehicle will include a combination of recycled parts and new parts; the estimated additional cost for the new safety equipment is approximately \$6,000 per vehicle. Funds for these expenditures are included in the Equipment Replacement Fund for 2005-2006. Any monies received from the resale of the existing units will be either credited to the sales price or re-deposited into the Equipment Replacement Fund.

RECOMMENDATION

Adopt the specifications and authorize the initiation of the competitive bid process for the purchase of three marked patrol police vehicles.

Respectfully submitted,

A handwritten signature in black ink, reading "Craig L. Ojala". The signature is written in a cursive, flowing style.

Craig L. Ojala  
Interim Chief of Police

DK/CLO/mn/cj

Attachments

**Notice to Proposers**  
**SPECIFICATIONS FOR POLICE VEHICLE PURCHASE**

The City of Alameda is seeking proposers for the purchase of three marked patrol vehicles.

All vehicles must meet the following specifications:

2006 Ford	Crown Victoria
Vehicle Type	Police Interceptor Package
Engine	4.6 L SEFI V8
Brake Type	Power 4-Wheel Disc Anti-Lock Braking System
Horsepower	250 @ 4000
Alternator	200-Amp Alternator
Interior	AM/FM Stereo/Clock
Interior extras	Air Conditioning
Exterior Color	Black/White

ATTACHMENT A

## Survey of Outside Agency Police Patrol Vehicle Replacement Policies

<u>City</u>	<u>Replacement Policy</u>
Albany:	65,000 miles regardless of model year. Will rotate out early if vehicle has history of high repair costs.
Berkeley:	4 years or 100,000 miles.
Burlingame:	75,000 miles regardless of model year.
*Castro Valley:	3 years or 75,000 miles.
Dublin:	3 to 4 years. Mileage not used as a guideline.
Emeryville:	3 years regardless of model year.
Fremont:	100,000 miles regardless of model year.
Hayward:	100,000 miles regardless of model year.
Livermore:	4 years or 85,000 miles.
Newark:	90,000 miles.
Oakland:	4 years or 85,000 miles.
Piedmont:	5 years. With mileage justification.
Pleasanton:	4 years or 80,000 miles.
San Leandro:	3 years or 100,000 miles.
*San Lorenzo:	3 years or 75,000 miles.
San Mateo:	90,000 miles regardless of model year.
*Sunol:	3 years or 75,000 miles.
Union City:	98,000 miles regardless of model year. Will rotate out early if vehicle has history of high repair costs.

\*Unincorporated city patrolled by ACSO.

Compiled: August 2005

ATTACHMENT B



# **CITY OF ALAMEDA**

## **MEMORANDUM**

Date: September 13, 2005

To: Honorable Mayor and  
Councilmembers

From: Debra Kurita  
City Manager

Re: Recommendation to Reject Bids, Adopt Modified Specifications and Authorize a Second  
Call for Bids for the Cyclic Sewer Repair Project Phase 4, No. P.W. 05-03-11

### **BACKGROUND**

On May 17, 2005, the City Council adopted plans and specifications and authorized a call for bids for the Cyclic Sewer Repair Project Phase 4, No. P.W. 05-03-11. The project consists of rehabilitating approximately 11,300 linear feet of sanitary sewer pipeline and 380 lower service laterals by open-cut and pipe bursting methods, as well as associated work at the following locations:

- Sewer line within 10' sewer easement between Bayo Vista Avenue and Fernside Boulevard (Monte Vista Avenue to the end of sewer line past Fairview Avenue); and
- Laurel Street (Clinton Avenue to Powell Street); and
- Regent Street (Otis Drive to Central Avenue); and
- Walnut Street (Clement Avenue to Clinton Avenue); and
- Willow Street (Central Avenue to Clinton Avenue).

### **DISCUSSION**

To solicit the maximum number of bids and the most competitive price, specifications were provided to 18 separate building exchanges throughout the Bay Area. In addition, a notice of bid was published in the Alameda Journal. Bids were opened on August 10, 2005. Bidders from lowest to highest for total project cost (base bid plus add alternates A and B) are listed below:

<b>Bidder</b>	<b>Location</b>	<b>Bid Amount</b>
K.J. Woods Construction	San Francisco	\$2,108,000.00
Ranger Pipeline	San Francisco	\$2,335,763.00
D'Arcy & Harty Construction	San Francisco	\$2,446,575.00
Mountain Cascade Inc.	Livermore	\$2,731,130.00

The engineer's estimate, which was based on recent bids received by other Bay area cities for similar projects, was \$1,329,431.00. The lowest bid, offered by K.J. Woods Construction, is approximately 59% over the engineer's estimate.

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**9-20-05**

Staff analyzed the bids and determined that most major sewer main rehabilitation bid items were higher than the engineer's estimate, some by more than 167%. Staff contacted the bidders to inquire about the high bid prices. The bidders indicated that the higher costs were primarily due to the aggressive 70 working day construction period included in the project specification and the need to have three to four crews working concurrently to meet the schedule. They also stated that increasing the number of working days could result in lower bid prices for the project.

The construction period was set to avoid noise and dust impacts to residents during the holidays and to minimize the amount of construction occurring during the wet weather. To address the bidders' comments, the project could be advertised in November 2005, bids received in December 2005 and a proposed start date of March 2006. Therefore, staff recommends that the project specifications be modified from 70 days to 120 days, with construction beginning in Spring 2006. This change should attract more reasonable bid prices.

#### ENVIRONMENTAL COMPLIANCE

The Cyclic Sewer Repair Project Phase 4 has been determined to be Categorically Exempt from California Environmental Quality Act in accordance with CEQA Section 15301.

#### BUDGET CONSIDERATION/FINANCIAL IMPACT

The project is budgeted as CIP # 95-02, Sanitary Sewer Enterprise Fund.

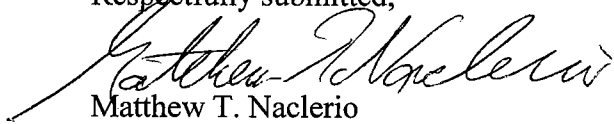
#### MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action will not affect the Municipal Code.

#### RECOMMENDATION

It is recommended that the City Council, by motion, reject the bids, adopt the modified specifications, and authorize a second call for bids for the Cyclic Sewer Repair Project Phase 4, No. P.W. 05-03-11.

Respectfully submitted,



Matthew T. Naclerio  
Public Works Director

MTN:BH:gc

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# **CITY OF ALAMEDA**

## **MEMORANDUM**

Date: September 13, 2005

To: Honorable Mayor and  
Councilmembers

From: Debra Kurita  
City Manager

Re: Recommendation to Amend the Construction Contract with Ghilotti Brothers Inc. for the Park Street Streetscape and Town Center Project, No. P.W. 10-02-13, to Increase the Contingency Amount by \$120,000

---

### BACKGROUND

On February 15, 2005, the City Council awarded the construction contract for the Park Street Streetscape and Town Center Project to Ghilotti Brothers, Inc. in the amount of \$2,110,000, including contingencies. This project provides streetscape improvements along Park Street from just north of Central Avenue to Webb Avenue, with utility joint trench work occurring from Lincoln Avenue to Central Avenue. Streetscape improvements include transit and pedestrians plazas, irrigated planter areas as well as street furniture such as benches, trash receptacles, bike racks and double-headed Victorian streetlights.

### DISCUSSION:

The subject action recommends increasing the project contingency amount to accommodate enhancements for sidewalks, street pavement and utilities. The original design for the Park Street project limited sidewalk replacement and pavement restoration to the transit and pedestrian plaza locations. The Park Street Business Association has requested that additional sidewalk be replaced along Park Street to improve the final appearance of the streetscape. The Public Works Department has worked with the contractor to identify areas where additional sidewalk could be replaced without affecting the existing sidewalk above basements extending into the public right-of-way and immediately adjacent to building facades. This additional sidewalk work is estimated to cost \$30,000. In addition, the Public Works Department has been working with the contractor to obtain a price to resurface the full width of Park Street within the project limits. The additional pavement work is estimated to cost \$60,000. Finally, the contractor has encountered unknown utilities while installing the arch culverts at two pedestrian plazas and additional structural engineering work was required to design the street light foundations, increasing the depth and diameter of the footings. This extra work is estimated to cost approximately \$30,000.

Since the contractor has already mobilized, the additional concrete and pavement work can be performed more cost effectively than doing it at a later date. The contractor estimates that this additional work can be completed by the end of October without impacting the business association's

objective to have all major construction work completed prior to the holiday shopping season. Installation of street furniture and landscaping is expected to occur during the beginning weeks of November.

The proposed amendment to the construction contract is on file in the City Clerk's office.

#### BUDGET CONSIDERATION/FINANCIAL ANALYSIS

The Park Street Streetscape and Town Center Project is funded through a \$921,000 grant from the Metropolitan Transportation Commission's (MTC) Transportation for Livable Communities Program, a \$500,000 match from the Community Improvement Commission (CIC) authorized by Resolution No. 13515 dated August 7, 2002, \$1.175 million from the 2003 Merged Area Bond, \$380,000 from Alameda Power & Telecom funds, \$300,000 from Urban Runoff Fee, and \$30,000 from Sewer User Fee. The proposed amendment does not affect the General Fund. There are sufficient funds within the existing project authorization to fund the proposed amendment.

#### MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

The requested action does not affect the Municipal Code. The Park Street Streetscape and Town Center Project is consistent with the Economic Development Strategic Plan.

#### RECOMMENDATION

It is recommended that the City Council, by motion, amend the Construction Contract with Ghilotti Brothers Inc. for the Park Street Streetscape and Town Center Project, No. P.W. 10-02-13, to increase the contingency amount by \$120,000.

Respectfully submitted,



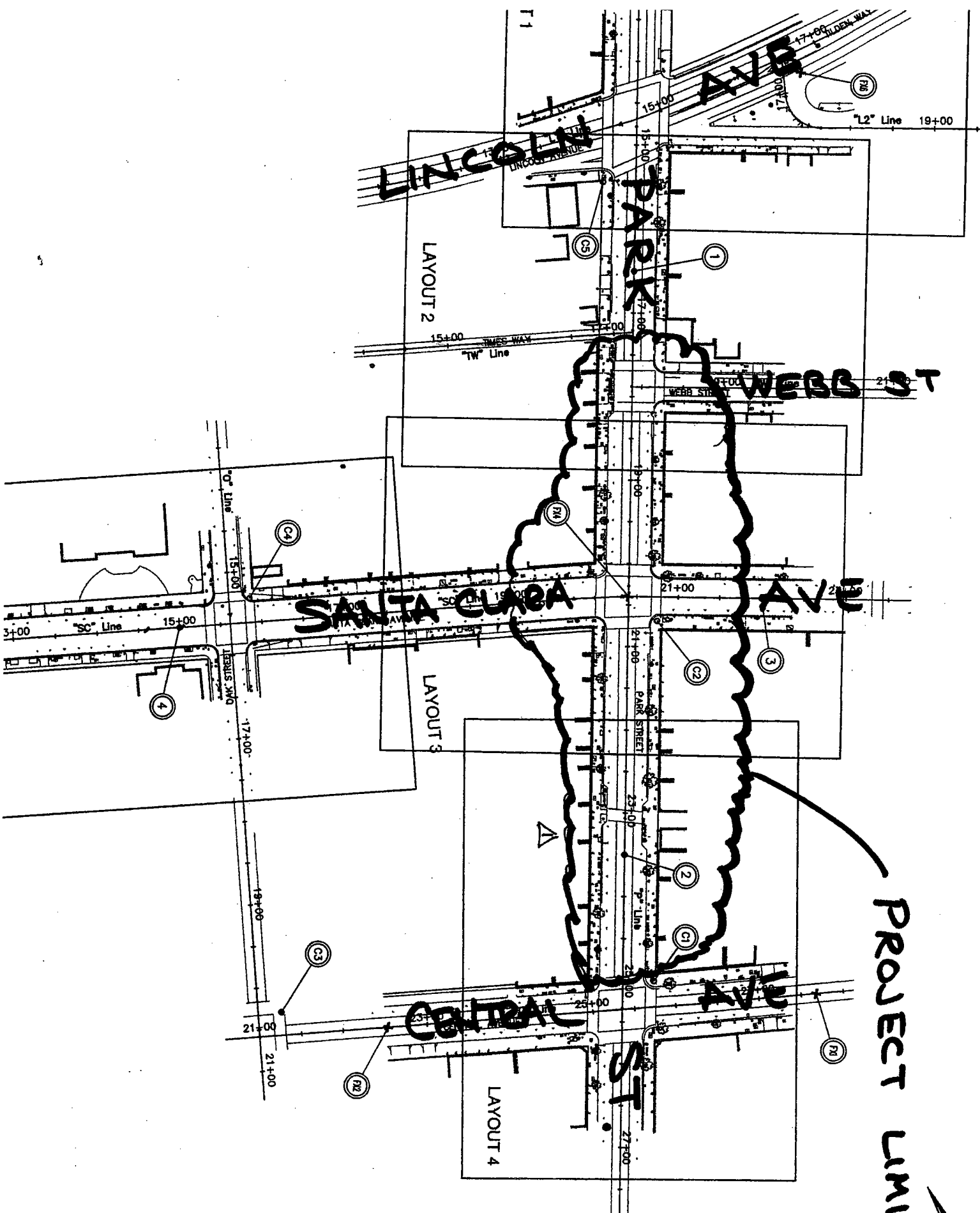
Matthew T. Naclerio  
Public Works Director

MTN:gc

Attachment

cc: Sally Kueh, Finance

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## **CITY OF ALAMEDA**

### **Memorandum**

To: Honorable Mayor and  
Councilmembers

From: Debra Kurita  
City Manager

Date: September 7, 2005

Re: Recommendation to Enter Into a Subdivision Improvement Agreement with  
FOCIL-BP, L.L.C. and Resolution Approving the Final Map and Accepting  
certain Dedications and Offers of Dedications and Easement Vacations for  
Tract 7512 (Bayport Blocks F & G 133 - Individual Lots)

### **BACKGROUND**

The Bayport residential development, now under construction, is being developed through a Limited Liability Corporation by and between FOCIL-BP, LLC. and Warmington Alameda Associates, L.P. The Bayport Project is situated on a total of 115 gross acres at the former East Housing / FISC Annex property which is bordered by Main Street to the west, Tinker Avenue to the north, the proposed extension of Fifth Street to the east (adjacent to the College of Alameda), and Atlantic Avenue to the south. The Master Plan for the build-out of the Bayport Project includes 485 detached and attached single-family homes and four ½-acre mini-parks interspersed throughout the neighborhood. The new neighborhood subdivision will also include 62-units of affordable housing, the development of a joint-use four-acre community park and a seven-acre K-8 school.

The CIC is obligated to convey residential land based on terms and conditions set forth in the Disposition and Development Agreement (DDA). As referenced in this agreement, the CIC must convey property in phases consisting of three Residential Conveyance Parcels for a total of 485 lots (See attached Bayport Residential Conveyance Parcel Map). Residential Conveyance Parcel 1 included Blocks A, B & C (197 lots), and Residential Conveyance Parcel 2 included Blocks D & E (155 lots). These parcels totaling 352 lots were previously conveyed. The last remaining conveyance is Residential Conveyance Parcel 3, which includes Blocks F & G (133 lots). In order to convey Residential Conveyance Parcel 3, the City Council must approve the Subdivision Improvement Agreement and Final Map for Tract 7512.

**Report and Reso 4-G  
9-20-05**

## **DISCUSSION**

### **Approval of the Subdivision Improvement Agreement**

The City, in accordance with Section 30-85 of the City's Subdivision Ordinance, has developed a Subdivision Improvement Agreement ("SIA") that requires the Developer to construct all necessary in-tract improvements and to complete all outstanding Tentative Map conditions. A copy of the Agreement is available in the City Clerk's office. The SIA includes bonding, insurance and warranty requirements for in-tract infrastructure improvements. The key outstanding approvals include: payment of mitigation fees on a per-unit basis at time of building permit issuance; approval of revised Conditional Letter of Map Revision from FEMA and certification of pads prior to issuance of occupancy permit; completion of Phase 2 Backbone Infrastructure; and a requirement to mitigate impacts at the 4-acre Neighborhood Park Site associated with grade differentials between approved Tentative Map and infrastructure. Exhibit B of the SIA contains a list of all outstanding Tentative Map Conditions.

### **Bonding Requirement**

The Subdivision Improvement Agreement requires the posting of labor, material and performance bonds for the proposed improvements, a five-year maintenance bond for infrastructure improvements and two-year maintenance bond for landscaping and irrigation. The Engineer's estimate for the required public and private in-tract improvements is \$6,463,500. The Engineer's estimate for landscaping and irrigation improvements is \$1,313,000. All of the required bonds have been submitted to the City, have been deemed acceptable by the Risk Manager and are on file with the City Clerk. In-tract infrastructure improvements include storm drains, sanitary sewers, pavement, sidewalks, utilities, landscaping, irrigation, grading, joint utility trench, traffic signing and striping, and streetlights.

### **Final Map**

The Final Map for Tract 7512 (on file with the City Clerk) provides for the development of Residential Phase 3 of the Amended Tentative Map. Final Tract Map 7512 creates 133 legal lots, private and public streets, lanes and common areas within Blocks F and G. In addition, Amended Tentative Map 7179 Conditions of Approval will remain on this parcel and will be removed with the filing of a Final Map at some time in the future. The recordation of Final Map for Tract 7512 will not occur until all conditions precedent to recordation identified in the SIA are satisfied.

*Establishment and Acceptance of Easements*

Easements within the Final Map property that are required to serve the residential lots include emergency vehicle, public access and public utility easements. Easements required to serve the project that are outside of the Final Map area, and that still need to be acted upon include the vacation and relocation of existing storm water easements. No certificates of occupancy will be issued until all the required easements have been secured.

*Approval of the In-Tract Backbone Infrastructure Improvement Plans*

In-tract Improvement Plans for grading, storm drain, sewer, water, electrical, gas and streets have been submitted to the City, reviewed by the Departments of Development Services, Planning, Public Works, Recreation and Parks, Police, Fire, and AP&T and have been found to be consistent with the DDA, City standards, the Master Plan and the Master Demolition, Infrastructure and Grading Plan, unless specifically denoted on Improvement Plan documents as design exceptions which were approved by the City Engineer. The City Engineer has found the in-tract infrastructure improvement plans to be substantially complete. Excavation permits will not be issued until all outstanding in-tract improvement conditions listed in the Subdivision Improvement Agreement are incorporated to the satisfaction of the City Engineer and City Building Official.

*Performance Schedule*

Approval of this action will satisfy the major remaining conditions required for the conveyance of Residential Phase 3 Property (Blocks F & G). In the interim, staff is working with the Developer to complete other pre-conveyance conditions, which include the completion and acceptance of Phase 2 Backbone Improvement Plans and the sign-off of all required mitigation and monitoring programs. Backbone infrastructure improvements that support the entire development are scheduled to be complete by early 2006. The 62-unit "Breakers" affordable housing development is scheduled to be complete by the end of 2005. The new seven-acre K-8 school and four-acre community park are scheduled to open September 2006. Final build-out of the entire residential development will be complete in FY 2007/08. As of July 31, 2005, the Homebuilder (Warmington Homes) has pulled 202 building permits and 106 homes have been sold.

**BUDGET CONSIDERATION/FINANCIAL IMPACT**

As directed, no general fund monies will be used for implementation of the project. All project costs related to demolition and the construction of public infrastructure including applicable traffic mitigation costs are being funded from revenues generated from the project. Project revenues consist of land sale proceeds, CIC profit participation and redevelopment tax increment revenues.



### **MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE**

The subject actions conform to the General Plan, Catellus Master Plan, Development Agreement and Disposition and Development Agreement. These actions also conform to City Council Resolution No. 13643 Establishing a Policy of Fiscal Neutrality Regarding Development at the Fleet Industrial Supply Center/East Housing and Alameda Point.

### **ENVIRONMENTAL REVIEW**


The requested actions do not require CEQA review.

### **RECOMMENDATION**

- 1) Authorize the City Manager to execute the Subdivision Improvement Agreement and accept Bonds based on Engineer's estimates in the amount of \$6,463,500 for in-tract infrastructure improvements and \$1,313,000 for in-tract landscape improvements.
- 2) Adopt the attached Resolution approving Final Map and accepting certain Dedications and Offers of Dedications and Easement Vacations for Tract 7512 (Bayport Blocks F & G 133 Individual Lots).

Respectfully submitted,

  
Leslie Little  
Development Services Director

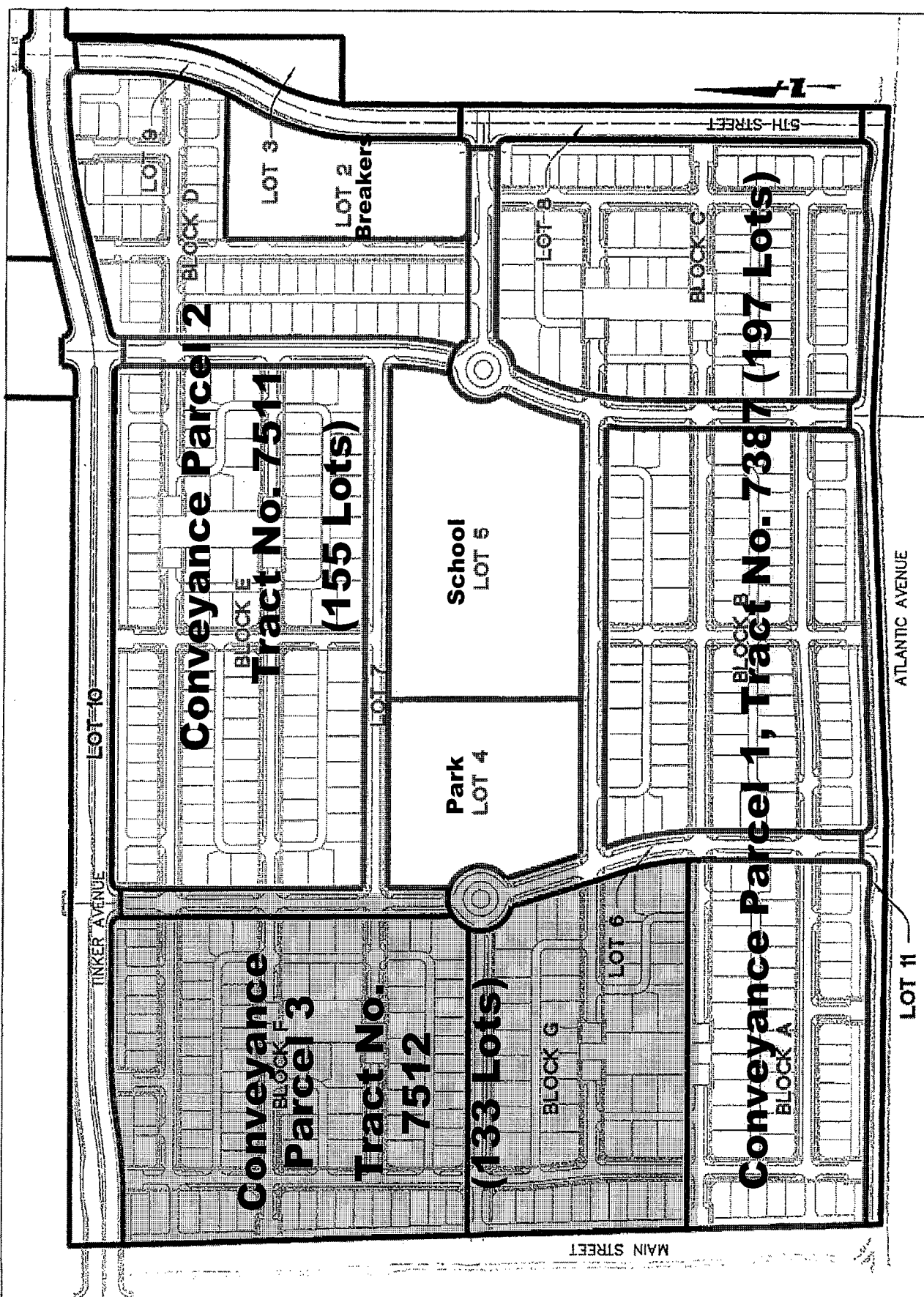
  
By: Douglas Cole  
Redevelopment Manager

LAL/DC:dc

Attachments:

1. Bayport Residential Conveyance Parcel Map
2. Subdivision Improvement Agreement and Bonds (on file with the City Clerk)
3. Final Map for Tract 7512 (on file with the City Clerk)
4. In-Tract Backbone Infrastructure Improvement Plans (on file with the City Clerk)

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September 20 2005.doc



# Bayport Residential Conveyance Parcel Map

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

APPROVING FINAL MAP AND  
ACCEPTING CERTAIN DEDICATIONS AND OFFERS OF DEDICATION AND  
EASEMENT VACATIONS FOR TRACT 7512

Approved as to Form

CITY ATTORNEY

WHEREAS, an application was made on October 26, 1999 by the Catellus Development Corporation requesting approval for a General Plan Amendment, Master Plan, Rezoning, Development Agreement and Tentative Map relating to the development of a residential area, including sites for parks, public open space, a school, and a commercial/business park area on a 215- acre site encompassing the Alameda Naval Air Station (NAS) East Housing, the Alameda Fleet and Industrial Supply Center and Annex. The project would be completed in phases over a multi-year period, depending on market conditions. The project would include associated parking, landscaping and public shoreline access; and

WHEREAS, the proposal for a Master Plan, General Plan Amendment, Rezoning, Development Agreement, Tentative Map, Parcel (Disposition) Map, City Council Resolution 13216 (certifying the Final EIR for the Catellus Mixed Use Development) and City Council Resolution 13217 (making findings concerning mitigation measures and alternatives, and adoption of a Statement of Overriding Considerations and a MMRP) were approved by the City Council on May 31, 2000; and

WHEREAS, pursuant to Resolution No. 13423, the City Council approved Tentative Map Amendment TMA01-002 to Tentative Map, TM-7179 on December 18, 2001; and

WHEREAS, pursuant to Chapter 30, Article VI, Title 30-81, Final Map, of the Alameda Municipal Code ("AMC"), the City of Alameda, CIC (Owner) and Developer (Subdivider), have prepared and presented to this Council the Final Map of the Subdivision known as Tract 7512; and

WHEREAS, Tract 7512 establishes 133 legal lots, private and public streets, lanes and common areas;

WHEREAS, said Final Map delineates thereon for dedication to the City of Alameda public streets, easements for public utilities and rights for public safety vehicles and emergency equipment easements for private facilities, utilities and access; and

WHEREAS, said Final Map delineates thereon vacation and abandonment of appropriate existing public easements; and

WHEREAS, Subdivider desires to enter into a Subdivision Improvement Agreement ("Agreement") to construct and complete the improvements in said subdivision, has submitted the Final Map therefore for approval at this time, and has posted its bond guaranteeing full and faithful performance of said work which has been approved by City, all in accordance with AMC Section 30-85; and

WHEREAS, it will be to the advantage and benefit of the City to have said work performed in accordance with said Agreement.

BE IT RESOLVED that the Final Map of Tract 7512 be, and hereby is, approved:

BE IT FURTHER RESOLVED that certain easements dedicated to the public and rights of access are hereby accepted, on behalf of the public and the City, for use in conformity with the terms of the dedication;

BE IT FURTHER RESOLVED that said public easements designated for abandonment are hereby vacated;

BE IT FURTHER RESOLVED that other said easements offered for dedication but for which improvements have not yet been constructed will be accepted at a later date upon completion of those improvements;

BE IT FURTHER RESOLVED that the agreement for construction and completion of the public improvements in said subdivision pursuant to the Agreement, and all its terms and conditions be, and hereby are, approved and the City Manager and the City Clerk are authorized and directed to execute and attest to, respectively, said Agreement on behalf of the City of Alameda; and

BE IT FURTHER RESOLVED that the Bonds in the total sum of \$7,776,500 guaranteeing full and faithful performance of said public improvements, labor and materials are hereby approved as sufficient in amount.

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the

\_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this

\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

# **CITY OF ALAMEDA**

## **MEMORANDUM**

Date: September 12, 2005

To: Honorable Mayor and  
Councilmembers

From: Debra Kurita  
City Manager

Re: Recommendation to Adopt a Resolution Approving Parcel Map No. 8725 and Accepting  
Dedication of Easements (Bridgeside Shopping Center)

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### BACKGROUND

On December 3, 2003, the Community Improvement Commission (CIC) entered into a Disposition and Development Agreement (DDA) with Regency Realty Group, Inc. for the redevelopment of the Bridgeside Shopping Center. On June 27, 2005, the Planning Board adopted Resolution No. PB-05-25 approving Parcel Map No. 8725, creating four parcels for the shopping center.

### DISCUSSION

The parcel map has been reviewed and determined to be technically correct and in substantial conformance with the approved parcel map and conditions of approval. Public access easements are provided along the east and west perimeter of the shopping center to provide access to the Estuary from Blanding Avenue and Tilden Way. The subdivider is also required to provide a public access easement along the shoreline prior to occupancy of the first building, subject to the approval of the Bay Conservation and Development Commission and the City Engineer. Easements for AP&T transformers and appurtenances will be granted by separate instrument upon development of the parcels. The separate easements will be subject to review and approval by the City Engineer and AP&T and recorded in accordance with Resolution No. 5328, which authorizes the Mayor or Vice-Mayor to accept deeds and grants of real property or easements.

The property is also subject to declaration of easements, similar to covenants, conditions and restrictions, which will be recorded concurrently with the parcel map. The declaration of easements will provide for reciprocal private easements for ingress, egress, parking, drainage, utilities, landscaping, lighting, and the maintenance and repair of common areas.

Public improvements include reconstruction of existing sidewalk, curb and gutter, driveways, storm drain, striping, railroad track removal along Blanding Avenue and replacement with street pavement, and repairing existing public storm drain lines within the site. Shoreline improvement, landscape and irrigation plans for both on-site and off-site construction will be reviewed by the Public Works Department in conjunction with the building permit application process.

The subdivider has posted a cash deposit of \$300 to guarantee delivery of a mylar copy of the recorded parcel map and has provided a deposit for staff review costs. The parcel map is on file in the City Clerk's office.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The property owner will be responsible for maintenance of the public access areas, including the sidewalk frontage.

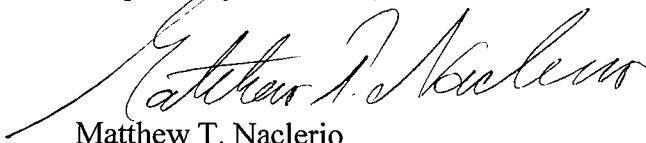
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

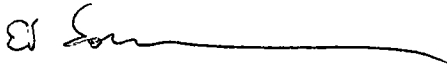
RECOMMENDATION

It is recommended that the City Council adopt a resolution approving Parcel Map No. 8725 and accepting dedication of easements (Bridgeside Shopping Center).

Respectfully submitted,



Matthew T. Naclerio  
Public Works Director



Ed Sommerauer  
Associate Civil Engineer

MTN:ES:gc

Attachment

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# OAKLAND/ALAMEDA ESTUARY



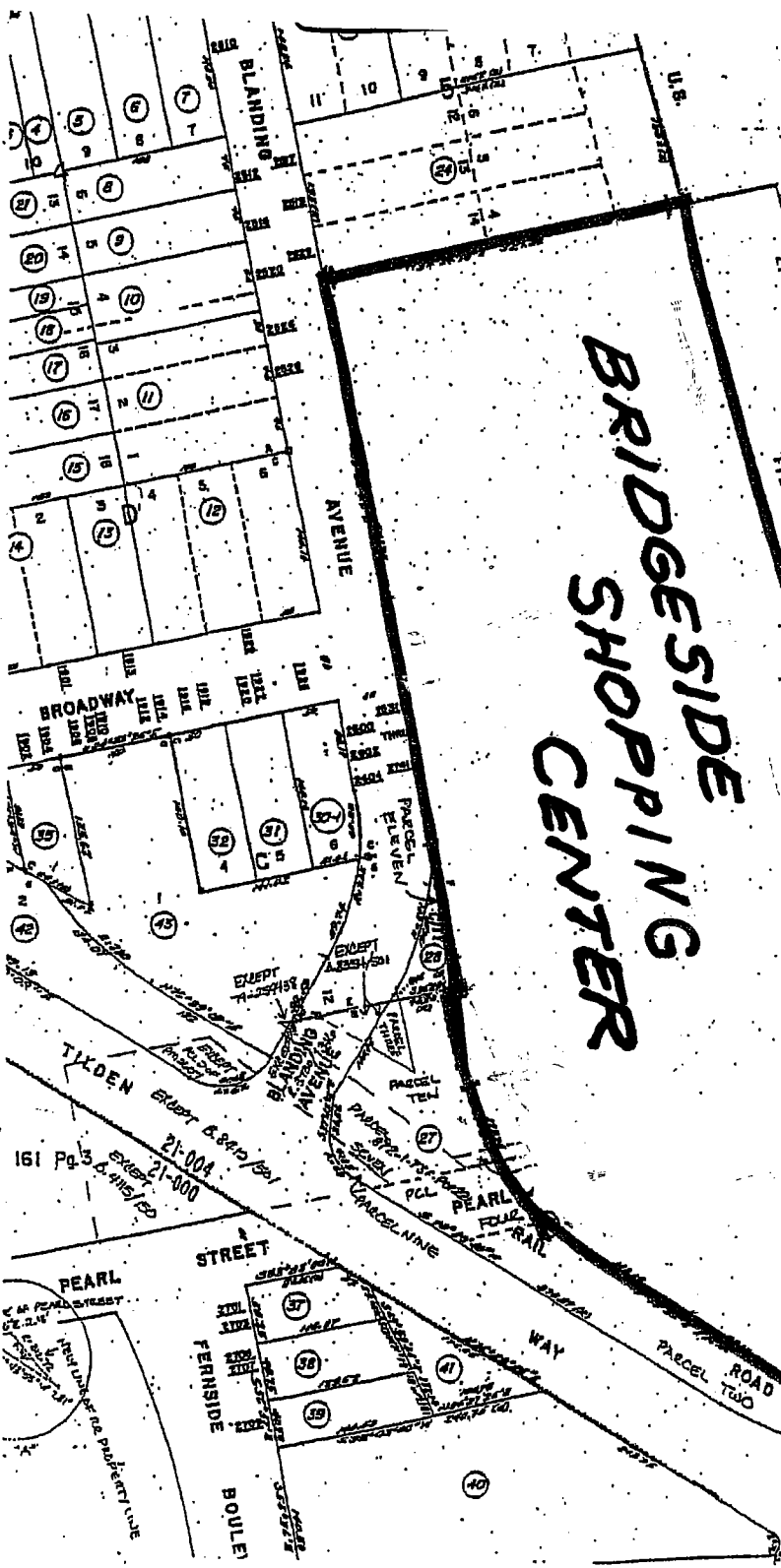
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TIDAL

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CANAL

## BRIDGESIDE SHOPPING CENTER





CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

APPROVING PARCEL MAP AND ACCEPTING  
DEDICATION OF EASEMENTS FOR PARCEL MAP NO. 8725

WHEREAS, Parcel Map No. 8725 was approved by the Planning Board per Resolution No. PB05-25 on June 27, 2005; and

WHEREAS, Parcel Map 8725 was found in compliance with the California Environmental Quality Act (CEQA) that an Initial Study was prepared for the Disposition and Development Agreement for this site, and a Mitigated Negative Declaration finding no significant impact with adoption of mitigation measures, which was adopted in December 2003, fulfills CEQA for this project. No significant changes are proposed that will require revisions to the Mitigated Negative Declaration; and

WHEREAS, the Public Works Department has reviewed Parcel Map 8725 and has proposed a number of Conditions which have been incorporated as Conditions in City Planning Board Resolution No. PB-05-25; and

WHEREAS, said Parcel Map delineates thereon dedication to the City of Alameda easements for public access; and

WHEREAS, subdivider and City having entered into an agreement "Disposition and Development Agreement by and between the Community Improvement Commission of the City of Alameda and Regency Realty Group, Inc." on December 3, 2003 to construct and complete public improvements with the City right-of-way; and

WHEREAS, it will be to the advantage and benefit of the City to have said work in accordance with said agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alameda that Parcel Map No. 8725 be, and hereby is, approved; and

BE IT FURTHER RESOLVED that said easements dedicated to the public for rights of access to the City of Alameda are hereby accepted, on behalf of the public and the City, for use in conformity with the terms of offers of dedication.

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 20th day of September, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20<sup>th</sup> day of September, 2005.

---

Lara Weisiger, City Clerk  
City of Alameda

## CITY OF ALAMEDA

### Memorandum

TO: Honorable Mayor and Councilmembers

FROM: Debra Kurita  
City Manager

DATE: September 20, 2005

RE: Resolution amending the Management and Confidential Employees Association Salary Schedule by establishing the salary range for the position of Sales and Service Supervisor and amending the salary range for the position of Information Systems Network Analyst

### BACKGROUND

The Memorandum of Understanding (MOU) for the Management and Confidential Employees Association (MCEA) was adopted in 2002 and covers the period September 9, 2002 through December 31, 2004. This MOU establishes the salary ranges for positions represented by the MCEA bargaining unit.

### DISCUSSION

The Marketing and Customer Services Division of Alameda Power & Telecom (AP&T) requires a new classification to adequately meet the sales and subscription-related goals and objectives of the department's telecommunication business plan. The proposed Sales and Service Supervisor will transform the existing Customer Service section by shifting its focus to sales and retention of customers in addition to providing excellent customer service. The term "sales and service" in the position's title also reflects modern competitive business nomenclature. The new Sales and Service Supervisor position will provide the following:

- Promote an environment that views sales as a way of helping customers receive the best value for their money, while appropriately offering products and services that align the customers' needs and wants.
- Supervise and monitor calls to ensure assigned staff are providing excellent customer service in order to satisfy customers through single call resolution.
- Direct sales and service activities including but not limited to office and field customer service, credit and collection services related to data collection, and rate-making activities.

The proposed bi-weekly salary schedule for the Sales and Service Supervisor position is \$2903-\$3048-\$3200-\$3360-\$3528. This salary range appropriately reflects the change in business focus and the supervisory duties over Customer Service Representative employees who provide electric and telecom business line services.

**Re: Reso 4-I  
9-20-05**

On August 16, 2005, City Council approved an amendment to the MCEA salary schedule, which established the salary range for the classification of Information Systems Network Analyst. In order to make the bi-weekly salary range listed in the resolution consistent with the salary range approved by the Public Utilities Board, the new biweekly salary range for this classification is \$2632-\$2764-\$2902-\$3047-\$3199.

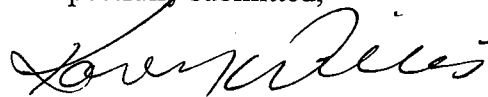
BUDGET CONSIDERATION/FINANCIAL IMPACT

The AP&T Enterprise Fund will pay the funds required to cover the recommended salary ranges of the Sales and Service Supervisor and Information Systems Network Analyst classifications. Funding has been authorized by the Public Utilities Board for these positions and there is no increase in the total number of employees. There is no financial impact to the General Fund.

RECOMMENDATION

It is recommended that the City Council, by motion, approve the amendment to the Management and Confidential Employees Association salary schedule for the classifications of Sales and Service Supervisor and Information Systems Network Analyst.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Karen Willis', is written over the typed name.

Karen Willis  
Human Resources Director

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

AMENDING THE MANAGEMENT AND CONFIDENTIAL EMPLOYEES ASSOCIATION (MCEA) SALARY SCHEDULE BY ESTABLISHING THE SALARY RANGE FOR THE POSITION OF SALES AND SERVICE SUPERVISOR AND AMENDING THE SALARY RANGE FOR THE POSITION OF INFORMATION SYSTEMS NETWORK ANALYST

BE IT RESOLVED by the Council of the City of Alameda that the salary resolution of Management and Confidential Employees Association (MCEA) is hereby amended by establishing the salary rates, salary ranges, salary steps and benefits for the positions of Sales and Service Supervisor and Information Systems Network Analyst, designating those as applicable to these classifications in the service of the City of Alameda.

CITY OF ALAMEDA  
MANAGEMENT AND CONFIDENTIAL EMPLOYEES ASSOCIATION  
Effective September 21, 2005

Code	Classification <i>EXEMPT</i>	BI-WEEKLY				
		Step 1	Step 2	Step 3	Step 4	Step 5
7054*	Sales and Service Supervisor	\$2903	\$3048	\$3200	\$3360	\$3528
7316*	Information Systems Network Analyst	\$2632	\$2764	\$2902	\$3047	\$3199

\*Indicates classification within thirty-seven and one-half (37 ½) hour original work week.

\* \* \* \* \*

Approved as to Form

CITY ATTORNEY

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

ACKNOWLEDGING ACTING CITY MANAGER  
WILLIAM C. NORTON  
FOR HIS CONTRIBUTIONS TO THE CITY OF ALAMEDA

THE COUNCIL OF THE CITY OF ALAMEDA records its appreciation for the extraordinary service faithfully rendered by WILLIAM C. NORTON to the City of Alameda; and

WHEREAS, BILL NORTON was first hired by the City in June, 1981 as Public Works Director, was appointed City Manager in August, 1988; and retired from the City of the Alameda in October, 1996; and

WHEREAS, BILL NORTON most recently served as Acting City Manager from January, 2005 through July, 2005; and

WHEREAS, BILL NORTON made significant contributions to the City of Alameda in his most recent tenure, among those being:

- Bill guided the City through a challenging budget season which included making difficult choices while balancing budget needs; and
- Bill was instrumental in ensuring the progress of the New Main Library project by negotiating an agreement with PG&E to move its utilities out of the way of building construction and in working with City staff to ensure the timely relocation of electric facilities; and
- Under Bill's leadership, substantial progress was made on important redevelopment and infrastructure projects; and
- Also under Bill's leadership, a new home was located for the Alameda County Health Services thereby enabling the Alameda Recreation and Parks Department to relocate in the former County Health building on Santa Clara Avenue. This new location has improved the working environment for dozens of City employees and allows these employees to better serve Alamedans; and
- Bill successfully negotiated an agreement with the Metropolitan Transportation Commission to allow the Harbor Bay Ferry service to continue operations; and

WHEREAS, on July 31, 2005 BILL NORTON successfully completed his assignment as Acting City Manager for the City of Alameda.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Alameda does hereby congratulate WILLIAM C. NORTON for his service to the citizens of Alameda and extends its deepest gratitude to him for his many labors on behalf of the City.

\* \* \* \* \*

---

Mayor Beverly Johnson

---

Vice Mayor Marie Gilmore

---

Councilmember Tony Daysog

---

Councilmember Doug deHaan

---

Councilmember Frank Matarrese



I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the

\_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this

\_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

REAPPOINTING KAREN LEE AS A MEMBER OF THE  
CITY PUBLIC ART COMMISSION

BE IT RESOLVED by the Council of the City of Alameda that pursuant to Section 30-65.7 of the Alameda Municipal Code and Resolution No. 13573, and upon nomination of the Mayor, KAREN LEE is hereby reappointed to the office of member of the Public Art Commission of the City of Alameda for the term commencing on October 1, 2005 and expiring on September 30, 2009, and to serve until her successor is appointed and qualified.

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the \_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger  
City Clerk

Approved as to Form

CITY ATTORNEY

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

REAPPOINTING K.C. ROSENBERG AS A MEMBER OF THE  
CITY PUBLIC ART COMMISSION

BE IT RESOLVED by the Council of the City of Alameda that pursuant to Section 30-65.7 of the Alameda Municipal Code and Resolution No. 13573, and upon nomination of the Mayor, K.C. ROSENBERG is hereby reappointed to the office of member of the Public Art Commission of the City of Alameda for the term commencing on October 1, 2005 and expiring on September 30, 2009, and to serve until her successor is appointed and qualified.

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the \_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger  
City Clerk

APPROVED AS TO FORM  
*[Signature]*  
CITY ATTORNEY

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

APPOINTING TERRI BERTERO OGDEN AS A MEMBER OF THE  
CITY RECREATION AND PARK COMMISSION

BE IT RESOLVED by the Council of the City of Alameda that pursuant to Section 2-7.1 of the Alameda Municipal Code, and upon nomination of the Mayor, TERRI BERTERO OGDEN is hereby appointed to the office of member of the Recreation and Park Commission of the City of Alameda commencing October 1, 2005 and expiring on September 30, 2009, and to serve until her successor is appointed and is qualified.

\* \* \* \* \*

I, the undersigned hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 2005 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

Approved as to Form  
*[Signature]*  
CITY ATTORNEY

CITY OF ALAMEDA ORDINANCE NO. \_\_\_\_\_  
New Series

AMENDING THE ALAMEDA MUNICIPAL CODE BY  
AMENDING CHAPTER XIII (BUILDING AND HOUSING) BY  
REPEALING ARTICLE I SECTION 13.4 (ALAMEDA  
ELECTRICAL CODE) IN ITS ENTIRETY AND ADDING A NEW  
ARTICLE I SECTION 13.4 (ALAMEDA ELECTRICAL CODE) TO  
ADOPT THE 2004 EDITION OF THE CALIFORNIA  
ELECTRICAL CODE, AND APPROVING CERTAIN  
AMENDMENTS THERETO.

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is amended by repealing Article I  
Section 13.4 of Chapter XIII in its entirety.

Section 2. The Alameda Municipal Code is amended by adding a new Article I  
Section 13.4 to Chapter XIII of the Alameda Municipal Code which shall read as follows:

**ARTICLE I. UNIFORM CODES RELATING TO BUILDING, HOUSING AND  
TECHNICAL CODES**

**13.4 ALAMEDA ELECTRICAL CODE**

**13-4.1 Adoption of California Electrical Code.**

Except as hereinafter provided, the California Electrical Code, 2004 Edition, published by the  
National Fire Protection Association is adopted by reference and made a part hereof as if fully set  
forth herein at length, and shall be know as the Alameda Electrical Code. (Ord. No. 2788 N.S. § 2)

**13-4.2 Modifications, Amendments and Deletions to the California Electrical  
Code.**

a. Article 230-8, Raceway Seal, of the California Electrical Code, 2001 Edition, is  
amended by adding the following:

Raceways or ducts within the underground box shall also be sealed.

b. Article 230-26, Point of Attachment, of the California Electrical Code, 2004 Edition, is  
amended to read as follows:

Unless special permission is granted in advance to do otherwise, the location of the point of  
service drop support or attachment on a building shall be at that portion of the building

Approved as to Form

CITY ATTORNEY

facing and nearest to the street, alley, easement, or public way on which is located the utility's pole having facilities for rendering service of the type required to fit the needs of the particular installation involved.

The point of attachment shall be the portion of the service conduit adjacent to the service head. The service conduit shall be securely fastened to structure served and space provided for attachment of a service drop strain clamp by the serving utility.

The outer or upper end of the overhead service conduit shall not overhang or project horizontally more than eighteen inches (18") beyond the last point at which the conduit is supported and fastened.

In cases where it is necessary to obtain the required height for support of the service drops by extending the service conduit above the roof of the building, only rigid metallic and intermediate metal conduit shall be used for this purpose and shall not be smaller than one and one-quarter inches (1 1/4") trade size, not to extend more than thirty inches (30") beyond the last support for periscope service without brace. If nonferrous metal conduit is used, it shall not be smaller than two inches (2").

c. Article 230-30, Insulation, of the California Electrical Code, 2004 Edition, is amended by deleting the exceptions and adding the following:

Service entrance conductors entering buildings or other structures shall be insulated. Conductors installed in underground raceways shall have XHHW, THW or other suitable insulation as listed in 75 °C column of Table 310-16 of the National Electrical Code.

d. Article 230-8, Insulation of Service Entrance Conductors, of the California Electrical Code, 2004 Edition, is amended by adding the following:

Ends of service conductors in underground boxes shall be sealed to prevent entrance of moisture.

e. Article 230-43, Wiring Methods for 600 Volts, Nominal, or Less, of the California Electrical Code, 2004 Edition, is amended by deleting items 1, 2, 5, 6, 7, 12, 13, 14, 15 & 16 and by adding the following:

Except when installed as busways or cablebus, all service entrance conductors in or on buildings shall be installed in rigid metal conduit or intermediate metal conduit  
Service entrance conduits installed to supply single and duplex family units shall not be smaller than one and one-quarter inch (1 1/4") trade size.

f. Article 230-49, Protection Against Physical Damage - Underground, of the California Electrical Code, 2004 Edition, is amended by adding the following:

Underground service entrance conductors shall be installed in rigid metal conduit or rigid non-metallic conduit sized not smaller than two inches (2"). On utility poles conduit risers shall be rigid non-metallic up to a height above grade of eight feet (8').

g. Article 230-54, Connections at Service Head, of the California Electrical Code, 2004 Edition, is amended by adding the following:

The service head shall be located on that portion of the building served which is facing the serving line. The service head shall be located at that height which will allow for the proper clearance of the service drop over street, curb, and sidewalk. This will require that the service head for residential occupancies be not less than twelve feet, six inches (12'6") above the driveway where the drops may cross a private driveway, and not less than ten feet, six inches (10'6") above the ground where persons may walk, other than a public walk, which requires a clearance of sixteen feet (16') above the curb.

If the height of the building involved is such that these clearance heights cannot be maintained, then a periscope-type service or some other auxiliary structure shall be resorted to. In the event that a periscope-type service is used, it may be placed on the side of the building served not more than eighteen inches (18") back of the wall which is facing the serving line.

h. Article 230-70, General, (a) Location, of the California Electrical Code, 2004 Edition, is amended to read as follows:

The service disconnecting means shall be located at a readily accessible point nearest to the entrance of the service conductors, and in residential property shall be accessible from the exterior, except where a meter room is provided. Such service disconnecting means shall not be installed under show windows, or in the cases of multiple occupancies, in any location not readily accessible to all parties concerned. Service disconnecting means shall not be installed in bathrooms.

i. Article 230-71, Maximum Number of Disconnects, of the California Electrical Code, 2004 Edition, is amended to read as follows:

A separate service disconnecting means shall be provided for each separately metered subdivision of the service conductors. Switches or circuit breakers accessible from the exterior of the building shall be limited to one for each meter; in new construction however, exceptions will be granted in cases involving provisions for the installation of major household appliances, provided that the over current devices are contained within a single panel board assembly approved for the purpose, in which case the number of circuits shall be limited to six (6). More than six (6) disconnects will require a main disconnect. The service disconnecting means shall have provisions for locking each subservice disconnect in the "Off" position with a utility-type seal.

j. Article 240-24, Location in or on Premises, (b) Occupant to Have Ready Access, of the

California Electrical Code, 2004 Edition, is amended by adding the following:

In new installations, not more than two feeder or branch-circuit over current devices shall be installed on the load side of any meter in any meter cabinet opening to the exterior of a building. For a larger number of over current devices, a distribution center shall be provided at a suitable location within the building. Exceptions to this rule will be granted in cases involving provision for the installation of major household appliances, provided that the over current devices are contained within a single panel board assembly approved for the purpose.

In apartment houses and other buildings of multiple occupancy, branch circuit over current devices which are located in an apartment or portion of the building intended to be separately occupied by a tenant will not be considered as being readily accessible if they protect circuits supplying any outlets or equipment not for this exclusive use of this tenant.

The over current device may be located in a commonly accessible location, but all circuits supplying individual apartments in multifamily dwellings shall be confined to each individual apartment served.

k. Article 250-50, Grounding Electrode System, of the California Electrical Code, 2004 Edition, is amended by adding the following:

The concrete encased electrode described in 250-52 A (3) shall be installed during the construction of all new buildings as the primary ground and when new foundations are constructed for existing buildings. A ground rod electrode shall be installed at the service entrance location at time of alteration or installation of service to existing buildings as a primary grounding means.

l. Article 250-104 B, Bonding of Piping Systems, of the California Electrical Code, 2004 Edition, is amended by adding the following:

General. Interior and exterior hot and cold water system shall be bonded to the neutral buss and the interior gas piping. Such connection shall not be located in under-the-floor crawl spaces, except by permission of the Building Official.

m. Article 300-3, Conductors, (c) Conductors of Different Systems, of the California Electrical Code, 2004 Edition, is amended by adding the following:

Conductors Supplied by Individual Disconnecting Means in Two or More Occupancy Buildings. Conductors or circuits derived from a sub-service disconnecting means for an occupancy shall not occupy the same wiring enclosure, cable, or raceway with conductors for other occupancies.

Exception 1. Emergency circuit wiring

Exception 2. Group-mounted service boards in single enclosures and auxiliary gutters at service switchboard location.



n. Article 334.10, Uses Permitted, of the California Electrical Code, 2004 Edition, is amended by adding the following:

Nonmetallic-sheathed cable may be used in the hollow spaces of walls and ceilings of wood frame construction and must be concealed by the permanent finish of the building. It is limited to use on circuits not exceeding 300 volts between conductors or 150 volts to ground.

o. Article 334-15(c), In Unfinished Basements, of the California Electrical Code, 2004 Edition, is amended by adding the following:

In wood frame construction where cable is not exposed to physical damage, the cable shall either be run through bored holes in joists, parallel to joist, or on girders or running boards and shall closely follow the vertical surface of such members.

Where cable is exposed to physical damage, a metal-clad system of wiring shall be used in the unfinished area of the building.

p. Article 338.10, Uses Permitted as Service-Entrance Conductors, of the California Electrical Code, 2004 Edition, is deleted.

q. Article 358.16, Use, of the California Electrical Code, 2004 Edition, is amended by adding the following:

Electrical metallic tubing shall not be used in the ground floor slab or in any location where it would be in contact with the ground.

n. Article 394 of the California Electrical Code, 2004 Edition, is deleted. (Ord. No. 2898 N.S. § 2)

### **13-4.3 Findings.**

Subdivisions (a) through (r) of Section 13-4.2 are based upon the following findings:

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the City Council finds that the modifications of the California Electric Code, 2004 Edition, contained in subdivisions (a) through (r) of Section 13-4.2, are reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

a. The City of Alameda is an island community with access dependent upon bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

c. The entire municipal water supply for the City of Alameda is transported via three aqueducts, which are vulnerable to earthquake and tidal flooding.

- d. Alameda is a low-lying island community with soil and groundwater conditions, which are corrosive to metals.
- e. Alameda has very fine, sandy soil conditions.
- f. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.
- g. Electrical power in the City of Alameda is provided by Alameda Power and Telecom, a City owned and operated municipal utility, which has the authority to regulate acceptable materials, arrangement, location and type of service equipment. (Ord. No. 2898 N.S. § 2)

**13-4.4 Copy of California Electrical Code with Planning and Building Department.**

A copy of the California Electrical Code, 2004 Edition, has been deposited in the Office of the Planning and Building Department of the City and shall be maintained by the Building Official for use and examination by the public. (Ord. No. 2898 N.S. § 2)

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 6. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance hereby adopted, to the extent of such conflict only, are hereby repealed.

Section 7. The City Clerk of the City of Alameda is hereby directed to cause this ordinance to be published in the Official Newspaper of the City of Alameda

Section 8. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days after the date of its final passage and adoption.

\_\_\_\_\_  
Presiding Officer of the Council

Attest:

\_\_\_\_\_  
Lara Weisiger, City Clerk

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

---

Lara Weisiger, City Clerk  
City of Alameda

# CITY OF ALAMEDA

## Memorandum

To: Honorable Mayor and Councilmembers

From: Debra Kurita  
City Manager

Date: September 7, 2005

Re: Authorize the Submission of an Application with the California Film Commission to enable City Participation in the Film Liaisons in California, Statewide (FLICS) Program and Adopt a Resolution Determining an Alameda Film Commission as the City's Official FLICS Designee

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### **BACKGROUND**

In May, an off-agenda report apprised Council that Development Services staff were evaluating the costs and benefits of activity recruiting the film industry to Alameda. Staff visited both the Cities of San Francisco and Oakland's film commission offices and researched how Bay Area film commissions work and the impact of their efforts on their communities. It was determined that more active participation in film attraction and increasing the visibility of the City's filming interest could be highly beneficial to the local economy.

### **DISCUSSION**

Alameda's scenic setting in the San Francisco Bay has long attracted filmmakers. A partial list of well-known films staged in Alameda includes:

- *Treasure Island* (1934) with Wallace Beery and Jackie Cooper
- *Thirty Seconds Over Tokyo* (1944) with Spencer Tracy, Robert Mitchum and Van Johnson (base scenes filmed at the former Alameda Naval Air Station)
- *Yours, Mine and Ours* (1968) with Henry Fonda and Lucille Ball
- *The Candidate* (1972) with Robert Redford (portions filmed at the old drive-in site in West Alameda)
- *The Net* (1995) with Sandra Bullock
- *The Rain Maker* (1997) with Matt Damon and Danny Devito
- *What Dreams May Come* (1998), *Bicentennial Man* (1999) with Bay Area resident Robin Williams

**Report and Reso 5-D  
9-20-05**

- *The Matrix* (1999) with Keanu Reeves (extensive use of the Posey Tube)
- *Valley of the Hearts Desire* (2005) currently being filmed in and about Alameda

Upon base closure, the availability of the large-scale airplane hangars attracted several moviemakers to film in Alameda. Although demand for small commercial or minor serial filming has been active recently, research has demonstrated that active, concerted marketing of the City's attributes to the film industry is necessary to create ongoing interest.

### **Benefits of a local Film Commission**

The entertainment industry is one of California's leading employment and tax revenue generating industries. Recent statistics released by the Motion Picture Association of America (MPAA) suggest it is a \$34.3 billion industry employing 250,000 people directly and another 511,000 indirectly. Of the \$34.3 billion dollars, \$17.2 billion comes from payroll expenditures and \$17.1 from vendor expenditures. The total personal income and sales taxes paid by the entertainment industry in California in 2002 were \$1.5 billion. The industry provides high-wage sector jobs, with average salaries 70% higher than salaries in other businesses statewide.<sup>1</sup>

The local impact of filming can be significant. When a feature film goes on location requiring overnight stays, the cast and crew will often remain in that location anywhere from two to six weeks. Expenditures for companies filming on location average \$30,000 per day. The average feature film involves a crew of 90 and a cast of typically ten principal actors, requiring 100 rooms. Additionally, a company may bring only key crewmembers and hire qualified technicians and other support staff locally. Further, businesses such as local lumberyards, hardware stores and financial institutions may experience a positive economic impact.

### **How Film Commissions Are Established**

The California Film Commission (CFC) was established in 1984 by the legislature in recognition of the vital role the entertainment industry plays in the California economy. The CFC works within a network known as FLICS (Film Liaisons In California, Statewide) to promote the film industry in California. There are over 75 FLICS designees found within municipal and county governments, chambers of commerce, and tourism bureaus.

FLICS designees receive benefits from their designations and in return, bear certain responsibilities. Benefits include:

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<sup>1</sup> Provided by the California Film Commission.

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- Receipt of location requests from filmmakers worldwide directly to all FLICS Designees simultaneously via fax from the CFC.
- Inclusion within the joint marketing efforts conducted by the CFC to promote filming in California.
- Networking opportunities with other FLICS Designees in which permitting issues and general economic development strategies can be discussed.
- Access to CFC news updates, CFC-sponsored events, film development education and training, and use of CinemaScout®, a web-based location finder for California properties.
- Placement of materials in the CFC's Location Resource Center.

In return, FLICS designees agree to:

- Provide core services such as location scouting assistance, liaison to and among the community, production companies and government.
- Provide service and support to each production company from the initial contact to the close of the production, including problem solving on film-related matters.
- Create a Film Commission of qualified individuals that can help set policy and guide film liaison activities.
- Balance the needs of the production company with the concerns of local government and the local community.
- Provide additional incentives such as:
  - Free local available crew lists and city maps
  - Provide a local resources database (for example, lodging, restaurants, hardware stores, etc.)
  - Photo library
  - Production guides.

In order to achieve official designation, the following must occur:

- First, a Resolution requesting official designation from the CFC and authorizing an agency to act as the official FLICS designee must be passed.
- Secondly, the current City ordinance adopted in 1991, Section 5-30, Filming Activities, would be updated to reflect the FLICS designation and staff responsibilities.
- Finally, a formal application, along with the Resolution and updated ordinance is filed with the CFC, which then confers FLICS designee status.

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After the designation, Council would appoint the Film Commission membership discussed more fully below. Its establishment could be included in an updated ordinance.

### **Establishing and Staffing a Film Commission in Alameda**

The primary role of a Film Commission would be to work with staff to increase the film and video industry activity in Alameda. Additionally, the Commission could undertake the role of assuring that these activities do not unduly interrupt the quality of life for our residents. The Alameda Film Commission could be constituted similar to other City commissions whereby the Council would appoint the seven members to one four-year term with a two term limit. Given the guidelines of the California Film Commission, it is recommended that membership consist of:

- One representative each from the Park Street Business Association and the West Alameda Business Association
- One representative from the Alameda Chamber of Commerce with a film industry background
- Four members with prior or current film/video background

The responsibility to support the Alameda Film Commission staff will be assigned to the Development Services Department. The Department staff member currently acting as liaison to the downtown Business Associations will serve as support to the AFC and liaison to the film and video industry.

An interdepartmental team, with representatives from Fire, Police, Public Works, and Planning and Building, has been established to assist in timely permitting for film/video activity. The AFC liaison will interface with this team on any issues prior to and during any film making in the city.

### **BUDGET CONSIDERATION/FINANCIAL IMPACT**

While existing personnel can absorb staffing a Film Commission, there are some initial marketing-related costs associated with establishing a film commission. A professionally prepared photographic inventory of Alameda's best film-related assets will be essential. Preliminary photographs of a number of these sites have been taken.

A complete marketing package would also include an Alameda-related directory of production resources and a web site. The web site is of particular importance as a significant number of initial filming inquiries are processed through this medium. The web site will exhibit film-worthy sites in Alameda, explain the permit process, and

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provide general information on filming in the City. The estimated cost of developing the initial marketing materials for the AFC is \$9,000. Funding for this project will be provided from the Commercial Revitalization Fund.

**MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE**

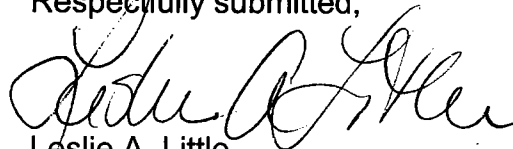
This program is consistent with:

- AMC Chapter Five, Licenses and Permits, Section 5-30 Filming Activities
- *2000 Economic Development Strategic Plan* (EDSP) sets forth strategies for building a strong and diverse local economy. Strategy One of the EDSP stresses the desirability of attracting clean industry to Alameda and references "motion picture/television programming" as one of several primary business targets.

**RECOMMENDATION**

Authorize submission of an application with the California Film Commission to enable City participation in the Film Liaisons in California, Statewide (FLICS) Program and adopt a Resolution determining an Alameda Film Commission as the City's Official FLICS Designee

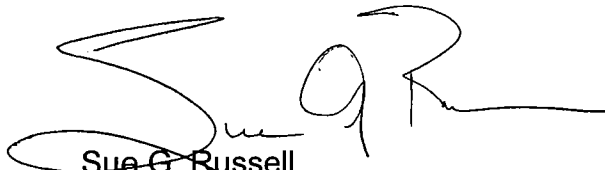
Respectfully submitted,



Leslie A. Little  
Development Services Director



By: Dorene E. Soto  
Manager, Business Development  
Division



Sue G. Russell  
Development Coordinator

DK/LAL/DES/SGR:

cc: Economic Development Commission  
Alameda Chamber of Commerce  
Park Street Business Association  
West Alameda Business Association

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Michael Kelly, Deputy Director, California Film Commission  
Greg McFann, Building Official  
Vivian Day, Building Services Manager

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CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

ESTABLISHING THE ALAMEDA FILM COMMISSION AND GRANTING IT THE FORMAL DESIGNATION TO SERVE AS ITS FILM LIAISON IN CALIFORNIA, STATEWIDE (FLICS) WITH THE CALIFORNIA FILM COMMISSION

WHEREAS, there is a growing recognition of the positive economic benefits that accrue to both the business community and the labor force of the City of Alameda from film and video production within the City; and,

WHEREAS, the Business Development Division of the Development Services Department is that City Department most actively pursuing economic development within the City of Alameda; and,

WHEREAS, the Division can provide staff support to a new entity to be known as the "Alameda Film Commission" which can implement a comprehensive program to both increase film and video production in Alameda while simultaneously retaining the quality of life in Alameda; and,

WHEREAS, the Alameda Film Commission shall be comprised of seven members as follows: three ex officio members representing the Park Street Business Association, the West Alameda Business Association, and the Chamber of Commerce and four members with either prior or current employment experience with the film and video industry to serve up to two consecutive four year terms; and,

WHEREAS, the Alameda Film Commission will work in a collaborative and mutually beneficial way with both the California Film Commission and the Film Liaisons in California, Statewide and will on an annual basis, provide Council with a report on its prior year's activity.

NOW, THEREFORE, BE IT RESOLVED that the Council designates the Alameda Film Commission to act as its representative in the FLICS partnership to the film industry in providing location services and promoting the City of Alameda as a film location, with staffing to be provided by the Development Services Department through the City Manager.

BE IT FURTHER RESOLVED, that the City Manager, through the Development Services Department, is authorized to submit an application to the California Film Commission to grant the City of Alameda participation in the Film Liaisons in California, Statewide (FLICS) Program.

BE IT FURTHER RESOLVED that this Resolution shall remain in full force and effect until a resolution of the Council is adopted amending or rescinding this resolution.

\*\*\*\*\*

Approved as to Form  
*[Signature]*  
CITY ATTORNEY

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in regular meeting assembled on the \_\_\_\_ day of \_\_\_\_ 2005, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

## CITY OF ALAMEDA

### Memorandum

To: Honorable Mayor and  
Councilmembers

From: Debra Kurita  
City Manager

Date: September 20, 2005

Re: Transmittal of Task Force report concerning strategies to prevent mass termination of tenancies from large apartment complexes and to create additional affordable housing opportunities.

#### Background/Discussion

In April, 2005, a Task Force was established to discuss issues, develop recommendations, and prepare a report regarding strategies for two main topics: the prevention of future mass termination of tenancies, such as those that occurred at the Harbor Island Apartment Complex; and the creation of additional affordable housing opportunities. The report was prepared by the Task Force which was comprised of a City Council member, an Alameda Unified School District Board member, a former tenant of the Harbor Island Apartment Complex, a representative of a local housing advocacy organization, an at-large tenant who resides in the City of Alameda, a representative of a rental housing association, a realtor who represents Alameda rental property owners, and an at-large rental property owner in the City of Alameda.

#### Recommendation

This report is transmitted for information and discussion purposes.

Attachment: Task Force report

**Report 5-E**  
**9-20-05**

**CITY OF ALAMEDA  
MEMORANDUM**

To: The Honorable Mayor  
and Members of the City Council

From: William C. Norton

Date: September 8, 2005

Re: Recommendations of Task Force Regarding Proposed Strategies to Prevent Mass Evictions from Large Rental Housing Complexes, and to Create More Affordable Housing

Background

On July 23, 2004, the City was notified that the Fifteen Group, owners of the Harbor Island Apartment (HIA) complex, was sending out notices of termination of tenancy to the 370 households remaining in this 615-unit complex. The terminations created hardships on the tenants, some of whom were elderly, disabled, and low-to-moderate income families, caused some financial impact to the Alameda Unified School District (AUSD) and put strain on City programs and the community as a whole. The Harbor Island Tenants' Association reports that the hardships continue to negatively impact the lives of the former tenants.

Subsequently, the City Council discussed relocation assistance legislation and a moratorium on new construction, condominium conversion and demolition that was proposed by the Harbor Island Tenants' Association for the "West End Atlantic Corridor Area." Following extensive public testimony, on April 5, 2005, the Council directed the Interim City Manager to form a Task Force that would meet on a regular basis and report back to the Council within 90 days. The goals of the Task Force were to make recommendations on strategies to prevent future mass evictions from rental housing complexes in Alameda, and to make recommendations for creation of more affordable housing.

The Task Force was appointed to represent and balance the interests of the entire Alameda community and included a City Council member, an AUSD Board member, a City staff member, a former tenant of HIA, a representative of a local housing advocacy organization, an at-large tenant

who resides in Alameda, a representative of a rental housing association, a realtor who represents Alameda rental property owners, and an at-large rental property owner in the City of Alameda. The Task Force considered several options to help prevent mass evictions in the future.

#### Discussion/Analysis

Based on a suggestion by the HIA Tenants' Association, the Task Force focused its attention on complexes having forty or more rental units. The Task Force considered a variety of strategies, including code compliance, legislation, education and new initiatives to provide affordable housing. Ultimately, discussion settled on two specific areas, as described below in the Task Force recommendations.

#### Health and Safety Compliance and Code Enforcement

The frequency and nature of complaints regarding safety, habitability and other physical conditions can be an indication of deteriorating and/or mismanaged rental properties. Over time, deterioration and mismanagement can lead to the property being removed from the housing stock for rehabilitation or sale. As happened at the Harbor Island Apartments, mass evictions can occur. Increased code compliance and enforcement activities, such as annual inspections, improved reporting procedures and coordinated complaint tracking would help identify troubled properties so that timely regulatory enforcement activities could be implemented. Following are suggested action items:

- Increased Code Compliance and Enforcement activities should occur when series of confirmed code violations, as in the case of the Harbor Island Apartment complex, are documented. Proactive inspections of other units at the complex should be undertaken. Fines and all administrative costs associated with re-inspection and monitoring of a problem property should be assessed. City ordinances should be amended, if necessary, to amend the assessment of fines on ownership of problem properties.
- Complaint procedures should be reviewed for user-friendliness, including increased publicity, outreach and availability, and forms and services for limited-English speaking residents. Forms should be printed in the

appropriate language groups derived from the census data, such as in Spanish, Vietnamese, Mandarin, and Cantonese, as well as English. Mechanisms for keeping tenants and owners informed of complaints and actions taken could be strengthened, including an on-line tracking system similar to the permit tracking system, unless responses are requested to be in writing.

- If a complainant requests direct contact in-lieu of on-line tracking, they should receive return phone calls, visits as necessary and follow-up letters explaining the status of their complaint on a regular basis, until resolved.
- The City of Alameda AMC Subsection 13-11-3 Boarded Building and Vacant Parcel Penalty needs to be changed to include individual units. Fines should be per unit. The City of Alameda needs to consider a Neighborhood Blight Ordinance and implement sections from other cities' ordinances which the Alameda Municipal Code does not already cover.
- The City should also consistently utilize sections 17274 and 24436.5 of the California Revenue and Tax Code by reporting to the Franchise Tax Board the addresses of the owners of rental housing when the City has determined violations of state or local laws governing health, safety, and/or building codes. If certain conditions are not met, then the Franchise Tax Board is enabled to disallow deductions such as depreciation, interest, and insurance on the State income tax return.
- When the Alameda Housing Authority, under Section 8, has certified a unit and then decertifies this same unit, the Alameda Housing Authority should send a letter documenting this to the Planning and Building Department for investigation by Code Compliance. A copy will be made for the City Manager and Council.
- The state provisions for relocation benefits need to be enforced, pursuant to California Health and Safety Section 17975.

#### Affordable Housing

- The City could investigate available funding sources for making below-market rate rehabilitation loans for rental

property owners in exchange for rent limits and relocation assistance on affected units.

- Utilize State Proposition 46 funds and Federal Housing funds, where financially viable, to provide affordable housing opportunities. The City should investigate joining with the Housing Authority or a non-profit developer to determine if acquisition of housing units at existing complexes, such as, but not limited to, the Harbor Island Apartments, would be economically feasible.
- Counseling for evicted tenants regarding opportunities for affordable housing should be made available by the City. This should be done through a contract with non-profit entities such as Sentinal Fair Housing or Eden I & R.
- The City should provide education to both property owners and tenants on existing discrimination laws. This should be accomplished through property owner associations for owners and through Sentinal Fair Housing, or Eden I & R, or similar non-profits for tenants. There are existing remedies under current State laws, and counseling and education will help both owners and tenants exercise their rights.
- Condominium-style housing is the most affordable form of ownership housing currently available on the market. Increased availability of affordable condominium housing could meet the needs of some lower-income families. Currently, state and local laws make it economically infeasible for owners to convert rental housing to condominiums. However, revised condominium conversion rules could lead to increased affordable housing opportunities for all complexes, not only larger complexes, while maintaining or enhancing the quality of Alameda's housing stock. In addition, increasing home ownership is a goal of the City. The 2000 Census determined home ownership to be 48%, while the goal is 60%. In Alameda, there is currently an oversupply of rental units and a shortage of more affordably priced home ownership opportunities. An easing of the City condominium conversion ordinance would help solve this problem. For example, there was a forty percent vacancy rate at Harbor Island when the eviction notices were posted. The vacancy rate in Alameda is at an historic high. Residents may make too much to



qualify for subsidies but not be able to afford the new houses being built in Alameda.

- Current City rules require that rental housing being converted to condominiums meet current building and zoning codes. Revising the City's condominium conversion ordinance to allow conversion, as long as the structure was legally constructed and met codes in effect at the time, would make conversion more economically feasible. The property owner would still have to submit a plan for tenant relocation assistance and could include provisions for helping low and moderate income occupants purchase a converted unit at an affordable price.
- To ensure that converted units would continue to provide an affordable housing resource, the ordinance could also treat the conversion as new residential development and require affordable inclusionary units of 15% to 25%, similar to the existing city-wide and redevelopment inclusionary requirements where financially feasible. First right of refusal would be offered to in-place tenants, who could also be assisted through additional owner incentives and existing homeownership programs. Former tenants of the Harbor Island Apartments, if qualified, should be given first right of refusal if this building is converted to condominiums within the next year.

#### Municipal Code/Policy Document Cross Reference

As noted above, these alternatives might necessitate modifications to existing Alameda Municipal Code (AMC) and policy documents in the areas of code enforcement, abatement procedures, and inclusionary housing and condominium conversions. Modifications would be undertaken separately as the various alternatives are identified and presented for Council consideration.

#### Fiscal Impact

Expansion and enhancement of the code compliance/enforcement function would entail additional code compliance staff, as well as costs for systems development, software upgrades and legal fees for enforcement activities. A more detailed study would be necessary to determine the

exact needs and costs of an upgraded code compliance division. Estimates of costs covered by penalty revenue range from 50% to 100%. Revising the condominium conversion ordinance could be handled by existing City staff over an extended period of time. Similarly, administration and oversight of condominium conversion applications could be absorbed within the current organizational structure and supported by permit application fees.

Recommendation

It is recommended that the City Council consider the recommendations of the Task Force and direct the City Manager to pursue strengthening proactive code compliance, investigate the use of state and federal funding for affordable housing opportunities, and modify the condominium conversion ordinance to encourage development of affordable for-sale units.

Respectfully submitted,

  
William C. Norton

WCN:cb

cc:     Housing Task Force Members  
         City Manager  
         Building Official  
         City Attorney  
         Development Services Director

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AGENDA ITEM 5-E

TASK FORCE REPORT

The following comments refer to the numbered paragraphs in the attached report from Bill Norton dated September 7, 2005.

#1 The representative from AUSD has clarified the actual impact on a few West End Schools caused by the evictions at Harbor Island.

#5 We are happy to see that the term "mandatory annual inspections" has been removed from the report. The context of the term "annual inspections", which still appears, is unclear. Do these apply only to troubled properties, or is the annual inspection of all properties still a goal of the task force?

The periodic inspections by the Housing Authority of the Section 8 units at Harbor Island revealed to the city the problems at that complex, however, it was the failure of the city to enforce state laws which led to the continued deterioration. So follow-up at known troubled properties is the solution, not massive annual inspections.

Fees for inspections should only be charged to rental property owners who have failed to correct problems.

#7 The language in which business is done and contracts are enforced are governed by California Civil Code 1632. It states in paragraph (3) of that code that the top five languages spoken in California other than English are Spanish, Chinese, Tagalog, Vietnamese, and Korean.

However owners who negotiate in English with a tenant who supplies his or her own interpreter are not bound by the requirements of Civil Code

Section 1632. (Section 1632 (3) (h)) This is important because a prudent landlord will use the same paperwork with all tenants. An activist organization would be quick to claim that the non-English rental contracts were not as favorable as the English contracts even if that were not the case. So if a tenant wants to constructively notify a landlord of a problem, it needs to be done in a language which the landlord understands, the same language in which the rental contract is written. If the City Council wants to keep records in several languages, that is their policy to decide, but it cannot be binding on the landlord.

Owners cannot be held accountable for problems about which they have not been informed. The city forms should have a line to be checked that asks if the tenant has notified the property owner/manager of the problem.

#14 The City should stay out of acquiring property for ownership opportunities. The City has failed at the condominium conversion at 460 Buena Vista, at estimating the costs for ownership units within the 62 units to be built at FISC, and the Alameda Housing Corporation has failed at the project in the 600 block at 460 Buena Vista. As for entering into agreements with other non-profit organizations, the proforma submitted by the East Bay Asian Land Use coalition for development of low cost housing at FISC was too low by over forty million dollars. Let the private sector take the risks.

#15 Sentinel Fair Housing has been a disappointment. The record has been dismal. They have spent their energy on establishing picket lines, actions against the City of Alameda, and other activities which are not useful to tenants. Alameda needs to give the Block Grant funding to a person/organization which will help educate and genuinely counsel tenants.

Legal Aid has been no help at all in the problems at Harbor Island. There has been free legal counseling at the library once a month. The county also has free

counseling available: advice to seniors, and seminars on filing claims in small claims court.

#19 Inclusionary housing requirements would kill all or almost all condominium conversions. Inclusionary Housing Requirements would eliminate all but the most high-priced conversions where there might be enough money to subsidize a few units.

It is up to the City Council to determine which income groups(s) they wish to help into ownership opportunities by easing the condominium conversion ordinance. If the Council wishes to target the average income worker, then the lower priced conversions are the ones to be encouraged. However, inclusionary requirements would prevent such conversions from ever happening.

Low income ownership should be accomplished by completing the conversion of 460 Buena Vista. It would be fiscally possible under an eased condominium conversion ordinance. In addition, if the Housing authority were to sell these units, then the proceeds would help fill the fiscal hole which was created by bailing out from the over leasing problem.

#xx The report does not include the responsibilities and privileges of tenants. They have standing, unavailable to the city, to pursue the legal actions against landlords. There are two parties which sign rental contracts. One of those parties is the tenant.

Sincerely,

Barbara Kerr

CURRENT APPLICATIONS  
CIVIL SERVICE BOARD  
**ONE (1) VACANCY**

Lydia L. Chan

Karen Green

Linda M. McHugh

Avonnet M. Peeler

Michael E. Soderberg

CURRENT APPLICATIONS  
ECONOMIC DEVELOPMENT COMMISSION  
**TWO VACANCIES**  
ONE COMMUNITY-AT-LARGE SEAT  
ONE REAL ESTATE/LAND DEVELOPMENT SEAT

	<u>Community-at-large</u>	<u>Real Estate/Land Development</u>
Arshad A. Ahmed		X
Robert A. Bonta	X	
Michael R. Fassler	X	X
Claire C. Fitzgerald	X	X
Frederick R. Hollister	X	X
Jay L. Ingram	X	
Janet W. Iverson	X	X
Kirk H. Knight		X
Carrolyn M. Kubota	X	
Diane C. Lichtenstein	X	
Christopher D. Lundeen	X	
James A. Nations		X
James A. Price	X	
Stephanie L. Prothero	X	
Valerie Ruma	X	
William C. Russell		X
Brad C. Shook	X	X
Karen M. Stefonek		X
Jay G. Townley	X	X
Morris H. Trevithick	X	X
Randy K. Watkins	X	

CURRENT APPLICATIONS  
HISTORICAL ADVISORY BOARD  
**ONE (1) VACANCY**  
LANDSCAPE ARCHITECT/ARCHITECT/DESIGN BUILD SEAT

Hanson D. Hom

Janet W. Iverson

Greg J. Klein

CURRENT APPLICATIONS  
HOUSING AND BUILDING CODE HEARING AND APPEALS BOARD  
**ONE (1) VACANCY**

Jacob M. Chapman

James A. Price

David A. Solis



CURRENT APPLICATIONS  
RECREATION AND PARKS COMMISSION  
**ONE VACANCY**

Kathryn F. Boyle

Michael Cosentino

John F. Curliano

James R. Currier

Lauren R. Eisele

Linda Gilchrist

Harry L. Hartman

Lee A. Kaplan

Geoffrey M. Lee

Jessica Lindsey

Tim Marr

Scott A. McKay

Lissa V. Merit

Jessica S. Niland

Donald E. Oransky

Cookie Robles-Wong

Rueben Tilos

Gail A. Wetzork